

PENDING PLANNING AND ZONING APPROVAL

PLANNING AND ZONING

June 17, 2009

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Courtroom of the Trumbull Town Hall on Wednesday, June 17, 2009.

Attendance: Timothy M. Herbst, Chairman
Gary Bean, Chris Costa, and alternates
Steven Mahlstedt, Don Scinto and Tony Silber

Staff Present: James Cordone, Town Attorney; Bill Levin, Town Planner and
Stephen Savarese, Town Engineer

The following is a brief summary of the meeting. The complete record is on tape, on file in the office of the Planning and Zoning Commission.

A quorum being present the Chairman called the meeting to order at 7:38 p.m.

Pre-Application Hearing

Petitioner: Donald J. Scinto
Location – 2415 Reservoir Avenue (I-L2 Zone)

Donald Scinto, 65 Hedgehog Circle, appeared on behalf of Mark Appelberg, the property owner.

A proposal was presented to permit the rental of space in the property's parking lot for the storage of trucks and other commercial vehicles.

Mr. Scinto indicated that due to the economic downturn the building remains vacant. He made note that the site area was completely isolated from any residential areas and that the lot had been utilized for commercial parking by the prior owners. Upon inquiry, he estimated that rental space would be available for 60 vehicles at the maximum. The Commission suggested that the Town Planner observe the site area prior to the filing of a formal application.

There was general agreement that the Commission attempt to adhere to a policy of hearing preliminary concepts prior to the scheduled meeting time. The Chairman also indicated that language was needed to incorporate other concepts, such as zone changes, into Art. XV, Sec. 3.2 (Informal Discussion). The Town Planner was asked to develop preliminary language for the Commission's review. It was also agreed that all pre-application proposals are to be reviewed by the Town Planner prior to presentation to the Commission.

PUBLIC HEARING

At this point, Commissioner Mahlstedt arrived.

SPECIAL PERMIT

Application #09-11 – Katherine A. Yodis, 6295 Main Street

Pursuant to Art. II, Sec. 1.3.2.6, Special Permit to approve an existing In-Law/Accessory Apartment.

The applicant, Katherine Yodis, came forward. Ms. Yodis relayed that she recently purchased the subject property. She explained that application was being made to legalize the existing accessory apartment, which is attached to the first floor of the home. The submitted plans indicated that the apartment was in conformance with zoning regulations

Public Comment

Joan Fordham, 11 Meadow View Road, was in favor provided that no off-street parking occurred. She asked that all vehicles be contained within the driveway.

This concluded the Public Hearing.

REGULAR MEETING

In the absence of Commissioner Chory and Commission Fox, alternates Don Scinto and Steven Mahlstedt were designated as the fourth and fifth voting members.

Approve of Minutes

MOTION MADE (Bean), seconded (Scinto) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto), to accept the minutes of the May 20, 2009 Regular Meeting, as recorded.

MOTION MADE (Scinto), seconded (Mahlstedt) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto), to accept the minutes of the May 26, 2009 Special Meeting, as submitted.

Minor Deviation

Petitioner: ABC Sign Corporation

Modification of existing Special Permit #06-63, Peoples Bank, to increase the height of an existing ground sign at 4180 Madison Avenue

Larry Bourque, of ABC Sign, presented a two option proposal to increase the overall height of the existing sign to the maximum allowable five feet. Option 1 retained the existing brick base; whereas in Option 2 the base would be eliminated. Upon inquiry, Mr. Bourque indicated his preference for Option 2. Correspondence submitted by the Town's ZEO specified his approval of Option 1.

Request for Bond Release

Application #04-02 – McDonalds, 60 Hawley Lane

Correspondence submitted by the Town Engineer indicated that all conditions have been met and that the remaining portion of the bond be released.

MOTION MADE (Scinto), seconded (Costa) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto) to release the bond in its entirety in the amount of \$26,799.00, plus interest, as per the recommendation of the Town Engineer.

Application #08-18 – Loreto Mallone, 10 Meadow Wood Road

Stephen Savarese indicated that the surveyor's asbilit is lacking and that the required monuments have not been placed. He recommended that the bond be reduced to \$2,500.00 pending completion of the above noted items.

MOTION MADE (Bean), seconded (Scinto) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto) to reduce the bond for Application #08-18 by \$25,800.00 leaving a remaining cash bond of \$2,500.00, as per the recommendation of the Town Engineer.

Application #05-68 – T-Mobile USA, Inc. Lot 40, Merrimac Drive

Correspondence from the Town Tree Warden, Warren Jacques, was read into the record. Mr. Jacques indicated that all the required landscaping has been satisfactorily completed and recommended that the bond be released.

MOTION MADE (Bean), seconded (Costa) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto), to release the bond in its entirety for Application #05-68, as per the recommendation of the Town Tree Warden.

The Commission then took action on tonight's applications as follows:

Application #09-11 – Katherine A. Yodis, 6295 Main Street

Pursuant to Art. II, Sec. 1.3.2.6, Special Permit to approve existing In-Law/Accessory Apartment.

MOTION MADE (Bean), seconded (Mahlstedt) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto) to approve Application #09-11, as submitted.

Application #06-63 – ABC Sign Corporation for Peoples Bank
4180 Madison Avenue

MOTION MADE (Scinto), seconded (Costa) and unanimously carried (Herbst, Bean, Costa, Mahlstedt, Scinto) to approve the modification of Special Permit #06-03, as per Alternate 1.

Discussion

Tree Regulation Report

The report, which was generated by the Town Planner, was reviewed with the following areas being considered. 1. Enforcement of the IWWC regulations pertaining to clear-cutting. 2. The regulating of land clearing in new subdivisions. 3. Designating and regulating specific notable trees around Town. 4. Planting, maintaining and removal of trees in the Town owned right-away.

The Town Planner indicated that he was unable to find any town within the State with a comprehensible tree ordinance but that some towns did regulate the preservation of trees within their subdivision regulations. Currently the Town's only regulated clear-cutting of trees is through IWWC regulations. Bill Levin suggested that it would be beneficial to have input from the Town Tree Warden, when this item is re-visited.

Adaptive Reuse Regulation

It was agreed that a Public Hearing be scheduled for sometime in July to consider and act on the proposed Adaptive Reuse regulation.

Design District (Lower Main Street)

There was an exchange of views based on the observations made during the site visit held on May 26th. There was consensus that the area presented several challenges that would need to be overcome. The depth of the interior lots and the multiple houses existing on them were seen as problematic. Commissioner Bean noted that there is a center dividing lot containing two residential homes, which would impede the interconnection of the lots.

The importance of the following was also addressed. 1. The need for a reduction in the number of curb cuts. 2. The establishment of sidewalks for pedestrian safety. 3. The creation of a primary access and exit point. 4. Maintaining the residential character of Bonnie View Dr. and Botsford Pl.

Due to a considerable amount of extenuating circumstances there was complete agreement that the establishment of a Design District at this location would need to be done in stages.

The consensus was to proceed with a public hearing for the re-zoning of the lots existing on Main Street from the left of Bonnie View Dr. up to the north access onto the Merritt Parkway and the three lots from the right corner of Bonnie View Dr. (Lots 126-130).

Detailed information on the proposed plan will be sent to all area residents for their review prior to the tentative Public Hearing date scheduled for August 19, 2009.

At the request of Commissioner Bean, the Town Engineer agreed to report on the proposed amendments to the Town's Storm Water Drainage Policy at the July Special Meeting

There being no further business to discuss a motion was made by Commissioner Bean and seconded by Commissioner Mahlstedt to adjourn. The June 17, 2009 meeting of the Planning and Zoning Commission adjourned at 9:12 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission

