

PLANNING AND ZONING COMMISSION

JANUARY 16, 2008

A regularly scheduled meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Trumbull Town Hall on Wednesday, January 16, 2008.

Attendance: Timothy Herbst, Chairman; Arlyne Fox, Vice Chairman; Anthony Chory, Chris Costa, Secretary; Gary Bean; and alternates Don Scinto and Tony Silber

Staff Present: James Cordone, Town Attorney; Steve Savarese, Town Engineer; and Joan M. Gruce, Planning and Zoning Administrator/Clerk

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Chairman called meeting to order at 7:35 p.m.; and the following calls were read by Mr. Costa as published and listed herewith:

NOTICE

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF TRUMBULL WILL CONDUCT A PUBLIC HEARING IN THE TRUMBULL TOWN HALL, 5866 Main Street, ON WEDNESDAY, JANUARY 16, 2008, at 7:30 p.m., on the following application:

ZONING AMENDMENT:

08-01) Amending Article II, Sec. 3, Par. E(3), Article II, Sec. 3, Par. F, and Art. II, Sec. 5, Par. A, to add Extended Stay Hotels in Industrial Zone I-L3, with pertinent setbacks and requirements (Petitioner – The Briad Group, c/o John Fallon, Esq.).

Copies of the above-listed amendments are on file in the office of the Planning and Zoning Commission and Town Clerk's Office for public inspection.

Dated at Trumbull, CT, this 2nd day of January, 2008.

By: Joan M. Gruce
Planning and Zoning Administrator/Clerk

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

08-01) Atty. John Fallon represented the applicant, the Briad Group. The proposal would bring business travelers to Trumbull, accommodations are needed in town, and they are proposing Hyatt Summerfield suites. Concerning the proposed building height of 65 feet, the Marriott is 5 stories and 75' in height, and both Nasdaq and Unilever buildings are taller. Trumbull Corporate Park needs revitalization, and the town needs to maintain and attract new business. He submitted photos and letters from people in favor from Nasdaq, Unilever, Gartner, and Select Business Solutions.

The proposed site is 25 Commerce Drive, and there are no attempts to modify other established setbacks except for extended stay hotels. Atty. Fallon referred to the report from VCOG who did not support the amendment, stating that Shelton has extended stay hotels which exceed the proposed height of these regulations, allow parking within the setbacks, and are closer to residential zones than this proposal. David Mack owns the property, and was one of the original

developers of the Marriott. Full plans have not been done since the first step is the approval of the regulation which the Commission may amend. There is a need for this type of hotel in Trumbull, and would most likely only be located at this one site. There would be no banquet halls, no restaurants, and no public meeting rooms. They are proposing small conference rooms for guests. Black-out drapes are in all the rooms.

Mr. Bean indicated that his business sells printing to Mr. Mack, but he does not intend to recuse himself; he has never met Mr. Mack.

Mr. Silber asked if the building could be located 75 feet away from the property line, and Atty. Fallon responded that they would agree to modify the amendment to locate the building 75 feet from both the street line and residential property.

Deborah Cox, Economic Development Director, submitted a letter in support of the proposal, and spoke on behalf of the Economic Development Commission. They are currently working with a landscape architect to upgrade landscaping at the entrance to the industrial park.

The public hearing closed at 8:55 p.m.

The meeting reconvened to act on the following as posted in the Town Clerk's office.

CHRO: The preliminary decision from CHRO regarding renting of homes to non-related people was briefly discussed. The report preliminarily stated that there was discrimination in the language, and action also seemed to be directed toward students only.

MUNICIPAL IMPROVEMENTS REFERRAL: Steve Savarese indicated that when this property (88 Tait Road) was subdivided by the Town, they wanted to put a parking area alongside the two lots, with access from #88. The Town has since decided not to do this, and there is parking available across the street. Upon motion made (Fox), seconded (Chory), and carried unanimously (Herbst, Fox, Chory, Costa, Bean), it was voted to table above item.

COOK CIRCLE/MEADOW RD. (Jans Dev.): Upon motion made (Fox), seconded (Costa), and carried unanimously (Herbst, Fox, Chory, Costa, Bean), it was voted to reduce subdivision bond to \$1,000 as recommended by Assistant Town Engineer.

LOT 24 OLD TREE FARM LANE (Sherwood Homes): Upon motion made (Fox), seconded (Costa), and carried unanimously (Herbst, Fox, Chory, Costa, Bean), it was voted to reduce subdivision bond to \$1,000 as recommended by Assistant Town Engineer.

LOT 23 OLD TREE FARM LANE (Sherwood Homes): Upon motion made (Fox), seconded (Costa), and carried unanimously (Herbst, Fox, Chory, Costa, Bean), it was voted to reduce subdivision bond to \$1,000 as recommended by Assistant Town Engineer.

BUDGET '08-'09: Chairman requested that the seminar line item be increased to \$1,500.

The next meeting will be Monday, Feb. 4, 2008, at 7:00 p.m. at the Library for the regulations; Mr. Bean suggested that Mark Branse do an executive summary for the meeting.

Upon motion made (Chory), seconded (Fox), and carried unanimously (Herbst, Fox, Chory, Costa, Bean), it was voted to adjourn at 9:45 p.m.

By: _____
Joan M. Gruce
Planning and Zoning Administrator/Clerk

