

PLANNING AND ZONING
November 9, 2010

A Special Meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Tuesday, November 9, 2010.

Members Present: Gary Bean, Chairman
Anthony Chory, Arlyne Fox, Fred Garrity, Jr and alternates
Steven Mahlstedt, Don Scinto and Tony Silber

Also Present: Bill Levin, Town Planner; Robert Nicola, Town Attorney and
Stephen Savarese, Town Engineer

The following is a brief summary of the meeting. A 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 7:00 p.m.

The purpose of tonight's Special Meeting was to consider and act on the following items, as posted in the Town Clerk's office.

PUBLIC HEARING

Application #10-33 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. II, Sec. 1.3.4. and Art. XV, Special Permit to construct a multi-magnet high school. HEARING CONTINUED FROM OCTOBER 20, 2010.

Application #10-34 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. IX and Art. XV, Special Permit for excavation, removal, regrading and refilling of earthen material in conjunction with construction of multi-magnet high school. HEARING CONTINUED FROM OCTOBER 20, 2010.

Application #10-38 – Amending of Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4 of the Zoning Regulations of the Town of Trumbull to permit limited design flexibility regarding building height, signs and parking spaces for non-profit schools on sites of 25 acres or more. Petitioner: City of Bridgeport.

The Chairman announced that as Applications #10-33, #10-34 and #10-38 are interrelated they would be heard concurrently.

Michael Galante of Frederick P. Clark Associates re-addressed the level of traffic to be generated by the school and its impact to the roadway system.

As the numbers projected were on the conservative side, the traffic generated by this school would be lower than what was analyzed. The traffic study also concluded that there is reserve capacity at the intersections for additional traffic. Mr. Galante also informed that the project has been approved, from a traffic standpoint, by the Police Commission.

Chris Ferrero, the project's landscape architect, provided a detailed overview of the proposed landscape plan. Mr. Ferrero advised that the applicant's goal was to preserve as much of the existing vegetation and wetland areas, as possible. He indicated that the same existing forest components would be applied to any re-vegetation. As sensitivity to the surrounding landholders was an important priority, 100' buffer areas would be provided. Upon inquiry, Mr. Ferrero indicated that the buffered areas would adequately shield automobile lights from neighboring residents.

The project engineer, Robert Pryer, reviewed the site plans. He informed that the proposed building site was determined to be the least intrusive to residential and wetland areas.

Mr. Pryer then spoke to traffic circulation and the proposed drop off points. He relayed that though the analysis was based on school bus access from Old Town Road there were no limitations to having access from Quarry Road.

Approximately 4.2 acres of the 35 acre site will be paved for surface parking, roadways and sidewalks with much of the excavated material being utilized on-site. The amount of impervious material has been greatly reduced by placing a significant amount of parking under the building. All construction traffic will access off of Quarry Road.

Town officials have indicated that sewer and fire water capacity is adequate. Soil erosion control and lighting plans have been developed according to guidelines. The project engineer anticipated no light intrusion onto neighboring properties. Upon inquiry, Mr. Pryer indicated that 16 gravel spaces have been reserved at the Old Town Road entrance for park use. The access driveway off of Old Town Road will be located at least 100' from the property line. Berms will be approximately 6 to 8 feet tall with additional height being added from plantings. Addressing the storm water elements, Mr. Pryer indicated that there would be no increase in storm water flow from any side of the property.

At a question concerning operational responsibility, Attorney Berchem, the applicant's representative, confirmed that all responsibility, both external and internal, would lie with the City of Bridgeport.

Two years of construction was anticipated with the school's opening projected for September 2013.

Greg Smolley, a certified planner, spoke to the planning perspective, which he prepared at the request of the applicant. His findings concluded that the proposed magnet school complies and advances the goals of Trumbull's Comprehensive Plan of Development.

Karen DelVecchio, of the Greater Bridgeport Chamber of Commerce informed that the GBBC voted unanimously to support this project.

The staff report, generated by the Town Planner, was presented and reviewed. Among his recommendations, for the Commission's consideration, were whether a different site, with less environmental impact, was available; was input from Trumbull sought as to the school's location on this site; and if the benefits would outweigh the negative impacts (environmental, traffic and residential impacts).

Megan Raymond of William Kenny Associates and Neil G. Payne of Payne Environmental, presented their environmental assessment reports, prepared at the request of Town officials.

The report covered areas pertaining to the ecosystem, wetland impact, sediment and erosion control, and construction phasing.

The consultants indicated that there are concerns and questions pertaining to this site that still to be addressed.

Paul Kurtz and Ed Gratrix, representatives from the Trumbull Volunteer Fire Co, spoke to numerous safety concerns particularly in the area of fire truck access.

It was agreed that the Town Planner, the Volunteer Fire Company's representative and the environmental consultants prepare a list of questions for the applicant's written response prior to the next meeting.

Due to the late hour, the Chairman suggested and Attorney Berchem agreed that the Public Hearing be continued to Thursday, December 2, 2010 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall.

A motion was then made by Commissioner Fox and seconded by Commissioner Garrity to adjourn. The November 9, 2010 meeting of the Planning and Zoning Commission adjourned at 11:00 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission

