

PLANNING AND ZONING

December 2, 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 Thursday, December 2, 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 Department.

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 multimagnet high school.

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.

Application #10-38 – Amending 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 and they would be heard concurrently.

HEARING CONTINUED FROM NOVEMBER 9, 2010

Attorney Robert Berchem presented a package of documents to the Commission for review. These documents are filed with the Planning and Zoning Department.

- Responses to William Kenny Associates Review
- Map
- Copy of correspondence from Megan Murphy, Fire Marshal
- Planning and Zoning Department request for additional information
- The Condition of Education in Connecticut
- Various historic and projected student enrollment spreadsheets
- Review regarding the provision of bus service
- Fire Safety Plan Review
- Triton Environmental Results of Supplemental Sampling

Attorney Robert Berchem discussed the document Responses to the William Kenny Associates Review of the subject applications. The project engineer, Robert Pryer, also discussed the responses to the major topics of Topographic and Ecosystem Modifications, Wetland and Watercourse Impact Assessment and Mitigation, Construction Infrastructure, and Overall Site Plan Comments. Mr. Pryer also gave a presentation of the Construction Phasing Plan. The major concerns voiced by the Commission dealt with the blasting and crushing phase, lighting, buffering zones, alternative use of the building, increased traffic and wetland disturbance.

Darren Atonelli, Fusco Corporation Site Manager, also discussed the methodology of the blasting and crushing phase. One of the major reasons for the amount of blasting and crushing phase was due to the building's underground parking.

Megan Raymond, of William Kenny Associates, spoke to the requested additional review by Payne Environmental, LLC. Ms. Raymond also commented on matters of concern to her including conservation easement, berms, and sedimentary control regulations. Attorney Berchem agreed to discuss and look for resolutions to these concerns.

William Magnotta, Education Consultant Inter-district Magnet Schools, from the Connecticut State Department of Education, spoke as to the importance of Magnet Schools. He pointed to a study that indicated that the creation of a Magnet School also improves the participating communities' existing schools. The Commission voiced concern with continuing financing due to the economic downturn.

Stephen Savarese, Town Engineer, spoke to the need of a more detailed plan to be submitted to the Planning and Zoning Commission. The details should include but not limited to: hours of operation, number of trucks, truck routes, security of the site, storing of blasting materials, and time limitations on building phases. Attorney Berchem agreed to discuss and look for resolutions to these concerns.

Traffic concerns in and around the Quarry Road area were discussed due to the Medical Building Project and the Magnet School Project. An additional traffic study was called for.

Due to the late hour Chairman Bean opened the meeting up for Public Comments.

Public Comments Favor:

Celia Edwards (Roberts), 4 Sunbeam Drive - spoke to the educational advantages brought by Magnet schools due to the curriculum and by the diversity within these schools. She is a Fairfield Educator and believes the opportunities provided to students outweigh the problems.

Diana Fitzsimons, 6165 Main Street – Magnet schools provide an amazing curriculum to children.

Clair Gold provided the Commission with a letter to Gary Bean, P&Z Chair, from Jacqueline Norcel, 5240 Madison Avenue Trumbull, the Principle of Frenchtown Elementary School. The letter is on file at the Planning and Zoning Department.

Edward Malin, 90 Williams Road - spoke in favor of education's best practices found at Magnet Schools.

Public Comments Against:

Al Zaglauer, 1470 Sylvan Avenue - concerned about which party is responsible for emergency service calls and the maintenance of the remaining park lands if the school project goes to completion.

Tony, Scinto, 32 Lindberg Drive, a Town Council Member - concerned about the additional traffic and security. He would like to know if the continued construction along Quarry Road will impact the flooding his district experiences from the Pequonnock River.

Diane Lord from Willinger, Willinger & Bucci, P.C. presented the Commission with three Verified Petitions to Intervene in accordance to the Connecticut General Statutes Chapter 439, Environmental and Protection Department and State Policy, Section 22a-19. Ms. Lord also provided the Commission with documents siting alternative sites. All documents are filed at the Planning and Zoning Department.

Gary Thoma, 24 Wilson Avenue – concerned due to excess traffic on Old Town Road and ruining the Park that is used by area residents.

Greg Martin, 1473 Sylvan Avenue – concerned about traffic, security due to trespassers, spread of Lyme disease, and questions the benefits of putting the school in Trumbull.

The Public Comments part of the meeting was completed.

Tim Pelton, , 2010 Utimate Outcomes LLC, a Fire and Safety Expert, spoke concerning his review of the 11/8/2010 Fire Marshal Murphy letter to Chair Bean, the 11/15/2010 Chief Gratrix letter to Chair Bean, and the proposed project fire safety adherence. His overall finding is that it is a solid safe plan.

Paul Kurtz, Fire Commissioner, said that the Trumbull Center Fire District is obligated to take care of any fire emergencies at the proposed school site. The site is within the bounties of the Trumbull Center Fire District and there is no formal plan for Bridgeport to take over these responsibilities.

Chief Ed Gratrix, Trumbull Center Fire District believes that best practices are not being applied to the proposed project including the underground parking plan, the wheelbase allowance and the stand pipe system.

Chairman Bean read Megan Murphy's letter which states that the City of Bridgeport has complied with all requests from the Trumbull Fire Marshal's Office.

Attorney Berchem agreed to look for resolutions to these concerns.

The Chairman asked the Commissioners for their opinions on leaving the meeting opened. The Commission and the Chairman concluded that they cannot mandate who has the responsibility for emergency services including fire, police, or ambulance. The Commission believes that the public hearings need to be left open until a workable agreement has been completed and an additional traffic study be completed.

A motion was then made by Commissioner Fox and seconded by Commissioner Chory to continue the public open meeting on the proposed project until December 15, 2010. The motion passed unanimous consent.

A motion was then make by Commission Chory and seconded by Commisssioner Silber to adjourn. The December 2, 2010 Special meeting of the Planning and Zoning Commission adjourned at 11:45 p.m. with unanimous consent.

Additional Document submitted:

Email dated 12/2/2010 from Megan Murphy to Bill Levin

Memo dated 12/2/2010 to Megan Raymond from Neil g. Payne

Letter dated 10/19/2010 to Rober6t Pryor from Diversified Techology Consutants re: WPCA

Letter dated 12/1/2010 to Gary Bean from City of Milford, Ct, Mayor James L. Richetelli, Jr.

Respectfully submitted,

E. Bonnie Lindsay