

**PLANNING AND ZONING**  
**Special Meeting**  
**March 9, 2010**

A Special Meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Long Hill Room of the Trumbull Town Hall on Tuesday, March 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: Mario Coppola, Town Attorney and Bill Levin Town Planner

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 6:35 p.m.

The purpose of tonight's meeting was to entertain a proposal to allow mixed-use within existing B-C zones.

The list of issues, submitted by the Town Planner, relative to mixed-use was reviewed.

A majority of the Commissioners indicated support for the mixed-use concept, if appropriate controls were put in place. It was agreed that controls could vary from one B-C zone to another. Commissioner Fox was generally opposed and relayed concerns relating to quality of life and safety. She suggested that a Town referendum be held on the issue, as the establishment of a mixed-use zone would change the character of Trumbull, as we now know it.

The Town Planner was provided with guidelines relating to types of housing, residential density, height, maximum amount of bedrooms allowable and flexibility on architectural design and façades. It was also agreed that an affordability component be included in the initial draft.

Following a short break the issue floor area ratio and maximum lot coverage were addressed. It was agreed that the draft initially show a floor area ratio of 1.0 percent. Agreement was reached that the language allow for discretion regarding the appropriate setbacks from the street.

Based on these guidelines the Town Planner was asked to prepare a draft of a proposed residential/mixed-use regulation for review by the Commission and Regional Planning.

There being no further business to discuss a motion was made by Commissioner Fox and seconded by Commissioner Chory to adjourn. The March 9, 2010 Special Meeting of the Planning and Zoning Commission adjourned at 9:00 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission