

PLANNING AND ZONING

July 14, 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 Wednesday, July 14, 2010.

Members Present: Gary Bean, Chairman
Anthony Chory, Chris Costa, Arlyne Fox, Fred Garrity and alternates
Don Scinto and Tony Silber

Also Present: Mario Coppola, Town Attorney and Stephen Savarese,
Town Engineer

The following is 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 7:30 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

At the request of the representative for Applications #10-23 and #10-24, the agenda was moved to hear Applications #10-25 and #10-26 out of order.

The Chairman, on the advice of Counsel, recommended that the Zone Change, as proposed by the P&Z Commission under Application #10-26, be withdrawn to allow for submission of a more detailed depiction of the proposed changes to the zoning map.

MOTION MADE (Costa), seconded (Garrity) and unanimously carried, (Bean, Chory, Costa, Fox, Garrity) to withdraw Application #10-26.

ZONING AMENDMENT

Application #10-25 – Amending Art. II, of the Zoning Regulations of the Town of Trumbull to add Section 3.2 to establish the “B-C Long Hill Green Zone” to allow for a mix of commercial and residential uses, as proposed by the Planning and Zoning Commission.

This is a re-submission of a prior application (#10-20), relating to a proposed mixed-use zone that was withdrawn by the P&Z Commission at the June 16, 2010 meeting.

The Chairman provided a brief overview of the proposed language. The basic premise was to allow for a commercial and residential component within a certain area of town known as Long Hill Green.

Following the Chairman's remarks several Commissioners provided positive commentary as to how the concept would create business and residential opportunities, while maintaining the character of Main Street.

Commissioners Fox and Chory voiced objections stating that the proposed new zone was not pedestrian friendly and would alter the character of the Town as we now know it. They were in agreement that the requirements relating to setbacks, lot coverage and bulk were not specific enough. Commissioner Chory commented that he could not support a document that included discretionary overrides.

Public Comment

In Favor

Deborah Cox, Trumbull's Economic Director submitted research findings, which detailed the advantages and disadvantages of mixed-use. The report indicated the advantages to be great and the disadvantages few. Ms. Cox also highlighted several properties in Town where a commercial/residential use has had a longstanding existence.

Attorney John Fallon, representing the DeMarco family, began by asking that his comments from the hearing held for Application #10-20 be incorporated into this record. Mr. Fallon relayed that he has been a part of this type of amendment for other communities all of which brought beneficial results.

Opposed

Steve Ieronimo, 249 Pinewood Trail, commented that he did not believe the proposal would bring anything beneficial to the Town. He added that the concept of mixed-use should be decided by a Town referendum.

Linda Azze, 134 Lawrence Road, believed that the proposal would alter the character of the Town.

Tom Pieragostini, 2944 Nichols Avenue, spoke as a member of the Board of the Trumbull Historical Society and as a Trumbull resident. Mr. Pieragostini considered it premature to move forward until historical surveys on the buildings located in the proposed zone have been completed. He was also concerned that a precedent would be set and that the concept would eventually be applied to other residential neighborhoods.

Serge Mihaly, 111 Booth Hill Road, submitted the following: Excerpt from the Zoning Regulations adopted October 15, 1959, describing the properties contained in the Long Hill Center area; a copy of his remarks from the meeting held on June 16, 2010 for Application #10-20; a copy of the Town Planner's staff report, dated July 14, 2010; a copy of the Legal Notice, dated June 29, 2010; a copy of the Agenda for the July 14, 2010 Special Meeting and a copy of his remarks from tonight's meeting.

Mr. Mihaly began by requesting that the transcript relative to the previous application heard on June 16, 2010 be appended to the record of this hearing. He proceeded then to make the following points in opposition: The amendment being voted on tonight did not mirror the format that would be depicted in the zoning regulations. The proposed multi-family use would not add to the inventory of affordable housing. The proposed regulation is flawed as it does not set a minimum lot size, does not establish the minimum square footage of living space, does not adequately address setbacks and does not set forth, other than for restaurants, the required minimum parking spaces. He also took issue that no traffic statistics have been provided.

Nancy Moore, 2157 Huntington Turnpike and Joe Napoli, 51 Red Fox Lane, commented that the rural quality of Trumbull would be compromised and asked that the record reflect that they were vehemently opposed to this proposal.

Attorney Frederick Ehram, with offices in Trumbull, commented that the application process did not satisfy State Statutes, as the zoning boundaries had not been established. He added that the properties involved are limited, which he defined as spot zoning. Additional concerns related to setbacks, lot coverage, the lack of parking provisions, absence of a traffic study and the lack of language addressing sidewalks to ensure a pedestrian friendly environment. He also indicated that the proposal was not consistent with the Master Plan.

Tony D'Aquila, 29 Valley View Road, commented that the proposal would have a negative impact to the area and agreed that the construction of pedestrian sidewalks needs to be addressed. He commented further on the Commission's lack of due diligence in not obtaining expert opinions on issues pertaining public health and safety.

SPECIAL PERMIT

Application #10-23 – Brennan Associates, 2 Daniels Farm Road, a/k/a 970 White Plains Road

Pursuant to Art. II, Sec. 3.1 and Art. XV, Special Permit to renovate building façade and add drive-up ATM

Application #10-24 – Trumbull Park Business Center, 921 & 945 White Plains Road

Pursuant to Art. II, Sec. 3.1 and Art. XV, Special Permit to renovate building façade and walkways.

The Chairman announced that as the two applications were interconnect, they would be heard concurrently.

Attorney Tom Welsh, with offices in Shelton, represented the applicant. The submitted plans detailed the proposed 2nd and 3rd phase of the on-going renovations to the building facades and walkways in Trumbull Center.

Included in the proposal for Application #10-23 was a bridge way connecting the two buildings and a drive-up ATM machine. A potential outdoor seating area was indicated on the plans for Application #10-24.

It was noted that no additional retail footage was proposed for either application. Mr. Walsh relayed that the renovations would be consistent with the colonial design of Phase I. Upon inquiry, Mr. Welsh indicated that retail lighting is shut off when the place of business is closed.

Public Comment

In Favor: Jim Abraham, Vice Chairman of the Economic Development Commission; Nick Ceceri, 44 Daniels Farm Road, who thanked the applicant for his continuing consideration to the abutting residential area and Deborah Cox, Director of Economic Development for the Town of Trumbull

This concluded the Public Hearing

REGULAR MEETING

Pending Applications

The applications heard at tonight's Public Hearing were considered and the Commission took action as follows.

Application #10-23 – Brennan Associates, 2 Daniels Farm Road

MOTION MADE (Costa), seconded (Chory) and unanimously carried (Bean, Chory, Costa, Fox, Garrity), to approve Application #10-23, as presented and plans submitted.

Application #10-24 – Trumbull Park Business Center, 921 and 945 White Plains Road

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Bean, Chory, Costa, Fox, Garrity), to approve Application #10-24, as presented and plans submitted.

Application #10-25 – Amending Art. II, of the Zoning Regulations of the Town of Trumbull to add Sec. 3.2 to establish the “B-C Long Hill Green Zone”.

MOTION MADE (Garrity) and seconded (Chory) to approve Application #10-25.

The typographical error contained in Sec. 3.2.3 was noted.

MOTION MADE (Garrity), seconded (Costa) and unanimously carried (Bean, Chory, Costa, Fox, Garrity) to amend the original motion to modify the language in Sec. 3.2.3 to correct a typographical error by changing the word apply to by.

Vote (Original Motion as Amended): In Favor (3) – Bean, Costa, Garrity / Opposed (2): Chory, Fox MOTION CARRIES.

Commissioners Chory and Fox voted in opposition for the reasons previously stated.

Discussion

Due to the late hour, it was agreed to table discussion on proposed amendments relating to the processing of conforming signage until the next regularly scheduled meeting.

There being no further business to discuss a motion was made by Commissioner Costa and seconded by Commissioner Fox to adjourn. The July 14, 2010 Special Meeting of the Planning and Zoning Commission adjourned at 10:15 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Commission

