

**PLANNING AND ZONING**  
**April 20, 2011**

A 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, April 20, 2011.

Attendance: Anthony Chory, Chairman  
Christopher Costa, Richard Deecken, Arlyne Fox and alternates  
Steven Mahlstedt, Don Scinto and Tony Silber

Also Present: Mario F. Coppola, Town Attorney; William Levin, Town Planner and  
Stephen Savarese, Town Engineer

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioner Garrity, alternate member Don Scinto was designated as the fifth voting member for tonight's meeting.

**PUBLIC HEARING**

The following correspondence was read into the record by the Secretary, Richard Deecken: A letter from Attorney Stephen W. Studer informing that Applications #10-33, #10-34 and #10-38 have been withdrawn by the City of Bridgeport and a letter from David S. Bjorklund requesting a continuance until the next scheduled meeting for Applications #11-14 and #11-15.

MOTION MADE (Deecken), seconded (Costa) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto), to continue Applications #11-14 and #11-15 until the next regularly scheduled meeting (May 18, 2011).

**ZONING AMENDMENT**

Application #11-05 – Amending Art. II, Sec. 2.1.2 and 2.1.3 to permit professional offices on properties subdivided subsequent to the establishment of the Professional Overlay Zone and to modify parking requirements. Petitioner: Joenic Associates, LLC.  
HEARING CONTINUED FROM MARCH 16, 2011.

Attorney Raymond Rizio continued with his presentation. He began with the submission of the following. A drawing indicating the added parking restrictions placed on corner lots and three versions of Art. II, Sec. 2.1 showing the current language, the amendments originally proposed and the revised version of that original proposal.

The Town Planner informed that this was the first he has viewed the revised language and requested an opportunity to review it.

There was a consensus of agreement between the Commission and the applicant to have the hearing continued to allow for further input from the Town Planner.

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto) to continue Application #11-05 until the next regularly scheduled hearing (May 18, 2011).

#### LIQUOR LOCATION

Application #11-09 – Murali Yalamanchili and Michael Yaylagul, 10 Broadway Road

Pursuant to Art. VII, approval of proposed location for a package liquor store permit.

Murali Yalamachili addressed the Commission. The submitted plans placed the package store in the middle of the existing building, situated between the existing bakery, which would be reduced in size, and the restaurant.

The Town Planner advised that the proposed location is within the newly created mixed-use zone known as the B-C Long Hill Green Zone and that the proposed site meets zoning requirements.

#### SPECIAL PERMIT

Application #11-10 – Headliners, Inc. c/o Mary Hunte, President, 5893 Main Street

Pursuant to Art. I, Sec. 4.2.1, 4.2.3, Art. II, Sec. 6 and Art. XV Special Permit to establish hair salon.

Mary Hunte conducted the presentation. The proposal was to relocate the existing salon from its current location at 925 White Plains Road. Ms. Hunte informed that employee parking would be located in an additional parking area to the left and rear of the building. The parking area existing in the front and side of the building would be for patrons only. Upon inquiry the applicant indicated that there would no alternations to the façade or existing lighting.

The Town Planner informed that the proposed site was previously utilized as a travel agency and that the proposal was compatible with other uses in this center.

#### Public Comment

Attorney Steven Riley spoke in favor representing the owner Mildred Krisak. Mr. Riley submitted copies of photographs of the site area taken many years earlier, which indicated prior commercial use at this location.

Deborah Cox, Director of Economic Development spoke in favor and also submitted a letter of support from the Economic Development Commission.

Application #11-11 – Vincenzo and Dana Fini, 29 Essex Lane

Pursuant to Art. II, Sec. 1.1.2.7 and Art. XV Special Permit to construct a 955 sq. ft. one-story addition for use as an in-law/accessory apartment.

The applicant, Vincenzo Fini, conducted the presentation. The submitted plans were reviewed. The Town Engineer advised that the applicant has submitted conflicting calculations and the percentage of the apartment's living area will need to be confirmed.

Americo Paniccina, 25 West Wind Road, came forward to provide clarification and indicated that the apartment meets the maximum 30% of living area allowable.

Public Comment

Walter Kulpa, 35 Essex Lane, was basically was in favor but had concerns regarding the impact to his property from the stormwater drainage.

Application #11-12 – St. Joseph's High School, 2320 Huntington Turnpike

Pursuant to Art. II, Sec. 1.2.4.4 and Art. XV Special Permit to construct an 18,921 sq. ft. academic center.

Attorney Raymond Rizio represented the applicant. The proposed center, which will be connected to the existing school, would house a library, a media arts facility and a new auditorium. No additional parking would be required as there would be no increase in student enrollment or personnel. All construction would be no closer than 500' to 700' from any abutting property. Mr. Rizo confirmed that the new roofline would not exceed the existing height and that the façade would be compatible the current exterior.

The Town Planner indicated that the proposal satisfies all zoning standards and did not foresee any negative impact to any surrounding properties.

The letters submitted by the Fire Marshal and the Town's Building Official expressing concerns relating to the construction of the on-site press box/concession stand were noted.

A letter from the Town Tree Warden requesting a \$20,000 landscape bond was then read for the record.

Public Comment

Richard Lato, property owner of 45 Old Green Road and Ramona Mendick of 49 Old Green Road spoke to the numerous traffic problems caused by the school's student

drivers. Parking issues are also created on their street whenever high school events take place. Mr. Lato and Ms. Mendick were advised that unfortunately their concerns were not relevant to this proposal and, therefore, could not be addressed in this venue. The homeowners were advised to seek assistance from school administrators or the police department.

Application #11-13 – Quarry Road Lot 2, LLC c/o R.D. Scinto; 100 Quarry Road

Pursuant to Art. II, Sec. 4.2; Art. IV, Sec. 4 and Art. XV Special Permit  
Modification to construct additional parking with associated site improvements.

Rob Scinto came forward and provided an overview of the planned architectural design.

Attorney Rizio, representing the applicant, addressed the proposed parking modifications. The proposed modifications are the result of a request of the movie theater that some their parking spaces eliminated under the original proposal be replaced. The submitted plans indicated replacement of 28 of the original spaces.

The Town Planner informed that there were no planning issues relative to this application.

This concluded the public hearing.

## **REGULAR MEETING**

Approval of Minutes

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto), to approve the minutes of the March 16, 2011 meeting, as recorded.

Request for Extension of Time

Application #08-28 – The Briad Group  
25 and 45 Commerce Drive  
3<sup>rd</sup> Request

Tabled until the next regularly scheduled public hearing.

Pending Applications

Tonight's applications were considered and the Commissioner took action as follows.

Application #11-09 – Murali Yalamanchili and Michael Yaylagul, 10 Broadway Road

There was agreement that the proposed location complies with zoning standards for this zone.

MOTION MADE (Fox), seconded (Scinto) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto), to approve Application #11-09, as presented.

Application #11-10 – Headliners Inc. c/o Mary Hunte, President, 5893 Main Street

It was noted that there was no proposed change to the footprint and that the application was compatible to other commercial businesses at this location.

MOTION MADE (Scinto), seconded (Deecken) to approve Application #11-10, as presented. Vote: In Favor (4) – Chory, Deecken, Fox, Scinto / Opposed (1) – Costa  
MOTION CARRIES

Application #11-11 – Vincenzo Fini, 29 Essex Lane

The discrepancy in the living area calculations was noted.

MOTION MADE (Fox), seconded (Scinto) to approve Application #11-11.

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto) to amend the original motion to include the following specific condition.

1. Documented calculations confirming the percentage of apartment living space allowable, shall be submitted to the Town Engineer for approval.

Vote (Original Motion as Amended): Unanimous – MOTION CARRIED

Application #11-12 – St. Joseph’s High School, 2320 Huntington Turnpike

MOTION MADE (Fox), seconded (Scinto) to approve Application #11-12.

MOTION MADE (Deecken), seconded (Fox) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto) to amend the original motion to include the following specific condition.

1. Certificate of Occupancy shall be subject to the completion of the existing press box/concession stand facility, as per the standards of the Town’s Building Official and Fire Marshal.

MOTION MADE (Fox), seconded (Scinto) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto) to amend the original motion to include the following specific condition.

2. Approval subject to receipt of bond, in the amount of \$20,000, as calculated by the Town Tree Warden, to insure completion of landscaping improvements. The bond shall be in the form of a certified check payable to the Town of Trumbull.

Vote (Original Motion as Amended): Unanimous – MOTION CARRIED

Application #11-13 – Quarry Road Lot 2, LLC c/o R.D. Scinto, 100 Quarry Road

MOTION MADE (Scinto), seconded (Costa) and unanimously carried (Chory, Costa, Deecken, Fox, Scinto) to approve Application #11-13, as presented and plans submitted.

Discussion:

Proposed modifications to Art. II, Sec. 2.1.3.4 to allow professional office use in newly constructed homes located within a Professional Office Overlay Zone.

The Town Planner presented revised language incorporating the Commission's input from the previous meeting. There was a consensus of agreement that the proposal needs further review before a final draft can be issued. Commissioner's were asked to present any further thoughts or suggestions to the Town Planner.

Proposed modifications to Art. II, Sec. 3.1.4.8 pertaining to motor vehicle storage requirements.

It was agreed that further research by the Town Planner is required in order to establish reasonable and enforceable language, which would allow for limited outside parking for automotive use operations .

There being no further business to discuss a motion was made by Commissioner Fox and seconded by Commissioner Scinto to adjourn. The April 20, 2011 meeting of the Planning and Zoning Commission adjourned at 10:30 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission