

PLANNING AND ZONING COMMISSION MEETING
October 19, 2011
7:30pm

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, October 19, 2011.

Members Present: Anthony Chory, Chairman; Arlyne Fox, Vice-Chairman; Richard Deecken, Secretary; Don Scinto; Tony Silber

Also Present: Stephen Savarese, Town Engineer; 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 7:30pm.

PUBLIC HEARING

SPECIAL PERMIT

Application #11-20 – ABC Sign Corporation, 20 Trefoil Drive: Pursuant to Art. II, Sec. 4.2.7 and Art. XIII, Special Permit to replace a pole sign and install 2 new driveway entrance signs. Hearing continued from September 21, 2011. Larry Bourque from ABC requested a continuance on this application to allow a ruling by the ZBA. Moved by Arlyne Fox; seconded by Richard Deecken to grant a continuance. Approved unanimously.

Application #11-21 – Aris Land Studio, LLC: Pursuant to Art. IX, Sec. 2(d) & 5, Special Permit to import fill in excess of 25 cubic yards. Hearing continued from September 21, 2011. Aris Stalis presented a detailed description of the project. Steve Savarese noted Engineering has reviewed the plans and does not think it will impact the neighbors or the town. With the provision of additional drainage structures to be added if necessary, there is no objection from Engineering. Fred Bietsch presented photos of the property showing flooding, fill location and plantings. Lengthy discussion held regarding new plantings, preservation of existing trees, roof drains and plan impact on neighboring properties.

David Pettinicchi of 67 Sturbridge Lane commented that he had previously sent a letter to the Planning and Zoning Commission regarding this application. He noted he does not oppose the plan and is in favor of additional drainage to alleviate the problem encountered by all the neighbors.

Application #11-24 – ABC Sign Corporation, 61 Monroe Turnpike: Pursuant to Art. II, sec. 4.2.7 and Art. III, Special Permit to install wall identification signage. Larry Bourque noted the first application was denied. This second application is within the square footage allowed by the zone.

Application #11-25 – Trumbull Shopping Center #2, LLC, WEA Connecticut Houses, LLC and Ten Asian Bistro of Trumbull, LLC, 5065 Main Street (Westfield Shopping Center); Pursuant to Art. II, Sec. 3 and Art. XIII, Special Permit to enlarge exterior entryway, install exterior identification signage and create outdoor dining area along with associated site improvements. James Saraceni noted this is a dining terrace between Lord and Taylor and Panera with 238 active square feet and 16 seating capacity. The signage is within the square footage allowed; only lit when the mall is open. A description of the area was presented. It will be open in summer only and privacy will be provided by plantings and an ecowall.

Application #11-26 – Aegis Atlantic, Agent for Peets Coffee & Tea, 5065 Main Street (Westfield Shopping Center): Pursuant to Art. II, Sec. 3 and Art. III, Special Permit to install exterior identification signage. Application presented for a Mahogany sign for Preserve 24 (name change from Peets Coffee & Tea) measuring 11'7"x2 ½' high. Residents of Sunnydale Drive approve of the sign, only lit during mall hours.

Application #11-27 – Quarry Road Lot 2, LLC; 100 Quarry Road: Pursuant to Art. II, Sec. 4.2.6, 4.2.7; Art. IV, Sec 4 and Art. XIII, Special Permit modification to realign existing parking facility and construct additional parking spaces, erect 4'x8"x8" monument sign along with associated site improvements. Ray Rizzio presented drawings for compatible alternate use at 100 Quarry Road. They are eliminating some drainage areas in the parking lots which will add 33 parking spaces. The new monument sign is within regulations. A pedestrian walkway from the parking lot is also included leading to the theatre. Lighting in the parking lot requested by the theatre will be 3 candle power throughout from downcast lighting fixtures.

Application #11-28 – 41 MT RR, LLC; 41 MT PD, LLC; 41 MT HK, LLC, 41 Monroe Turnpike: Pursuant to Art. II, Sec. 3, Special Permit to construct 25,000 sq. ft. indoor athletic facility/fitness center and 4,100 sq. ft. restaurant. Requested continuance to the next meeting. Tony Scinto moved, Richard Deecken seconded to approve the continuance. Approved unanimously.

Application #11-29 – 43 Monroe Turnpike, LLC, 43-53 Monroe Turnpike. Pursuant to Art. II, Sec. 3, Special Permit to construct an 8,500 sq. ft. retail building and 8,300 sq. ft automobile repair and service facility. Requested continuance to the next meeting. Tony Scinto moved, Richard Deecken seconded to approve the continuance. Approved unanimously.

Chairman requested a break in the meeting at 8:35pm. Meeting resumed at 8:47pm.

LIQUOR LOCATION

Application #11-30 – Ten Asian Bistro of Trumbull, LLC; 5065 Main Street (Westfield Shopping Center): Pursuant to Art. VII, approval of proposed location for a Restaurant Liquor Permit. James Saraceni presented the application noting that the liquor to be served is not the primary focus but complimentary to the food. All types of liquor will be sold. The restaurant is not near the food court and all alcohol will be consumed on the premise. There is a special application for the outdoor section.

REGULAR MEETING

Approval of Minutes: Arlyne Fox moved, seconded by Richard Deecken to approve the minutes as written. Approved unanimously.

Lot Line Revision at 41 and 51 Monroe Turnpike: Bill Levine reported it is being addressed.

Application #11-20: Continuance approved.

Application #11-21: Additional discussion was held regarding the application. Steve Savarese noted this is not a water course but a natural drainage pattern with a local depression. He stated the application is acceptable in its present form with the following conditions:

1. a review after 7 months
2. additional drainage systems if necessary
3. allow water flow from the north to come through the berm

Richard Deecken moved to approve Application #11-21 reflecting the conditions of Steve Savarese. Seconded by Don Scinto and approved unanimously.

Application #11-24: Richard Deecken moved to approve the application, Tony Silber seconded . Approved unanimously.

Application #11-25: Richard Deecken moved to approve the application, Arlyne Fox seconded. Approved unanimously.

Application #11-26: Richard Deecken moved to approve the application, Arlyne Fox seconded. Approved unanimously.

Application #11-27: Sidewalks were discussed. Richard Deecken moved to approve the application, Tony Silber seconded. Arlyne Fox, Richard Deecken, Tony Chory and Tony Silber voted yes to approve. Don Scinto opposed. Motion carried 4 to 1.

Application #11-28: Continuance approved.

Application #11-29: Continuance approved.

Application #11-30: Arlyne Fox motioned to approve the application, Tony Silber seconded. Approved unanimously.

There being no further business to discuss, motion was made by the chair to adjourn the meeting at 9:25pm. Unanimous.

Respectfully submitted,

Barbara Crandall
Clerk