

Planning and Zoning Commission Meeting  
November 16, 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, November 16, 2011.

Members Present: Anthony Chory, Chairman; Arlyne Fox, Vice-Chairman; Richard Deecken, Secretary; Don Scinto; Tony Silber, Fred Garrity, and Steve Mahlsted

Also Present: Stephen Savarese, Town Engineer; Bill Levin, Town Planner; Mario Cappollo, Attorney

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 7:40pm.

## **PUBLIC HEARING**

### **SPECIAL PERMIT**

**Application #11-20 – ABC Sign Corporation, 20 Trefoil Drive: Pursuant to Art. II, Sec. 4.2.7 and XIII, Special Permit to replace a pole sign and install 2 new driveway entrance signs.** Larry Bourque from ABC Signs presented a new plan for signage that meets all the requirements for the zone. The existing sign will be replaced with a more modern sign with two directional signs at the entrance. Inland Wetlands and Zoning Board of Appeals have approved the change. Arlyne Fox questioned whether any of the signs will be lit. Signs will not be lit.

**Application #11-31 – Kevin Quinlan, 100 Corporate Drive: Pursuant to Art. II, Sec. 4.1.4, Special Permit to establish a fitness center in an I-L2 Zone.** Kevin Quinlan presented a plan for a fitness center to conduct group classes and personal training for a maximum of 10-12 individuals per session. Mr. Levin noted a similar application was approved approximately six months ago at the same location. Everything remains the same except for a new owner and suite number within the complex. No locker rooms or showers in the facility; one restroom only; hours from 6-11am – 5-9pm. Class size would be controlled by registration. Chair asked for anyone speaking in favor of the application – none; opposing the application – none.

Fred Garrity moved to combine the discussion on Application #11-28 and Application #11-29 for presentation purposes but vote on them separately. Seconded by Richard Deecken, unanimous.

**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 a 25,000 sq. ft. indoor athletic facility/fitness center and 4,200 retail building.**

**Application #11-29 – 43 Monroe Turnpike, LLC, 42-53 Monroe Turnpike: Pursuant to Art. II, Sec. 3, Special Permit to construct an 8,560 sq. ft. shopping center containing 4,360 sq. ft of retail space and a 4,200 sq. ft. restaurant and an 8,255 sq. ft. automobile repair and service facility.**

Attorney Ray Rizio began the presentation which is the final phase of development; first phase was the condo complex, Woodland Hills. Mr. Rizio gave an overall review of the plans.

Joseph Pereira, Pereira Engineering, discussed site development including containment, storm water management, soil erosion controls -- pre and post construction. Discussion of temporary sediment traps was held. It was noted 2 additional parking spaces were realized by subtly changing the plan

Patrick Rose, architect for the project, discussed in detail the overall design of the buildings and building materials including roofing and siding, noting all buildings will have the same colors for each. Traffic flow around the automotive center was discussed and it was noted the Fire Marshall has reviewed these plans and approved.

Joseph Balskus, Tighe & Bond, discussed the traffic flow report distributed to the Commission at the meeting. He noted traffic counts were conducted from the intersection of Route 25 and 111 up to Corporate Drive after the Home Depot was opened. Minor changes were noted but not enough to change level of service as currently listed for the area. Concern regarding the right hand turn at the intersection of Route 25 and 111 was discussed but Mr. Balskus noted only a minor change to this area. He was not aware of any problems in that area.

Joseph Pereira discussed the landscape plan designed by Jim Swift. He noted the lighting will be shielded and downward facing; approximately 30' tall polls; no impact to the neighbors. Bill Levin has been working with the applicants for the last two months to resolve some issues. Currently the plans meet all engineering standards. A slight modification to the pedestrian walkway was suggested within the parking lot. Mr. Rizio noted the architecture is uniform and unified and concerns have been addressed. Mr. Silber felt that green space should be maximized. It was noted the landscape plan already exceeds the requirements. Discussion ensued regarding green space being added to the parking area along the front of the buildings, buffer area for the Rails to Trails path, berming the front area by the road, the new pedestrian walkway within the parking lots, and connecting the new area to the surrounding facilities with sidewalks. The latter suggestion was felt unsafe on a road such as Route 111.

Richard Deecken read into the record a letter from the Tree Warden, Warren Jacques dated October 17, 2011 regarding this project – “I approved the landscape plan by James R. Swift dated 9/28/11 and revised 10/5/11. This approval is based upon the development site plan dated 8/23/11. Any revisions to this site plan will require the approval of a revised landscape plan. A bond in the amount of \$250,000 is needed to insure the completion of the landscape improvements”.

Chair asked for anyone speaking in favor of this application – none; against – none.

Public hearing adjourned at 8:58pm and a short recess was taken. Richard Deecken moved to go into work session at 9:05pm.

**Approval of Minutes:** Arlyne Fox moved to accept the minutes of October 19, 2011. Seconded by Richard Deecken. Approved with one abstention from Fred Garrity.

**Application #11-20** – Fred Garrity moved to approve the application; seconded by Arlyne Fox; approved unanimously.

**Application #11-31** – Fred Garrity moved to approve the application; seconded by Arlyne Fox; approved unanimously.

Fred Garrity noted that the presentation was combined for Application #11-28 and Application #11-29 but it was voted to approve them separately.

**Application #11-28** -- Fred Garrity moved to approve the application; seconded by Arlyne Fox. Discussion. Mr. Garrity felt this was a great improvement for the town. Motion was made by Mr. Garrity to amend the initial motion to include the site bond and the tree warden's recommendation; seconded by Richard Deecken; unanimous. The motion to approve Application #11-28 with amendments; approved unanimously.

**Application #11-29** -- Fred Garrity moved to approve the application; seconded by Arlyne Fox. Discussion. Mr. Levin recommended the condition about the additional pedestrian walkway. The traffic report was discussed including internal traffic layout and a concern with pedestrians crossing. Arlyne Fox was concerned about voting on the application tonight. Questions from the Commission were answered by the applicants although green space, lighting and walkways were a concern of some Commissioners. Traffic plan has been approved by the Fire Marshall. Fred Garrity moved to amend the initial motion to include having the applicant relocate or improve the location of the pedestrian walkway pursuant to Town Engineering and Town Planner approval. Seconded by Richard Deecken. Approved with one abstention by Arlyne Fox. Motion to approve Application #11-29 with amendments; approved with Arlyne Fox opposed.

There being no further business to discuss, motion was made by the chair to adjourn the meeting at 9:28pm. Unanimous.

Respectfully submitted,

Barbara Crandall  
Clerk