

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 15, 2020 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 15, 2020 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Larry LaConte, Secretary
Anthony Chory
David Preusch, Alternate
Donald Scinto, Alternate
Tony D'Aquila

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney

A quorum being present, the Chairman called the meeting to order at 7:34 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

- 1. Text Amendment:** The applicant, Town of Trumbull Planning and Zoning Department, is requesting to Revise Article XVII: Moratorium on Multi-Family Residential Rental Housing of the Town of Trumbull Zoning Regulations to extend the moratorium for another year. **File #20-01**

The Town Planner, Rob Librandi, stated that the Moratorium on Multi-family housing which was passed last year is up. Discussion at that time recommended revisiting the Moratorium at the one year mark to see if it should be extended for another year. At this time, the impact of approved projects is still unknown since no apartments have received a certificate of occupancy.

Chairman Garrity remarked that the reasons for establishing the moratorium last year are still in effect. He would still like to see what the impacts are to town services. Commissioner LaConte expressed concerns that an additional year is not enough time to see the full impact – 2 or 3 years would be more advantageous. Commissioner Preusch would like a process put in place to study the impact. Commissioner D'Aquila also expressed the need for a study to assess the impact. Commissioners Chory and Silber expressed support for the moratorium.

Public Comment:

Kevin Solli (Solli Engineering, Main St, Monroe) asked about the moratorium as it relates to mixed use developments and the progress of projects under development. Garrity detailed the five developments which are exempt from the moratorium.

Hans Schuurmans (HJS Projects) asked about the viability of getting an exemption for a project. Garrity responded by mentioning filing with the ZBA for a waiver of a regulation.

Motion Made (D’Aquila), Seconded (Silber), and **unanimously carried** to close the public hearing for File:#20-01.

Motion Made (Chory), Seconded (Silber) to change the effective date on the application from February 14, 2020 to January 22, 2020.

Vote: 4-1 Opposed (LaConte)

Motion to Amend Carried

Motion Made (Silber), Seconded (D’Aquila), to approve application File:#20-01 as amended. Reasons for approval – in compliance with comprehensive plan and zone map regulations and POCD with an effective date of January 22, 2020

Vote: 4-1 Opposed (LaConte)

Motion Carried as Amended

- 2. 7180 & 7192 Main Street:** Applicant, 7182 Main Street LLC, is requesting an Excavation and Filling Permit for the proposed filling activity located at 7180 and 7192 Main Street. The project proposes to place fill while also providing a comprehensive wetlands remediation plan. Revised: Approximately 50,000 cu.yds.of fill are proposed to be placed. **File:#19-33**

Staff reported that the current application is the third revision of the application which proposes to place a substantial amount of fill on the property. The fill would be brought in from one location in Monroe. Testing would be required of fill obtained from any other location in addition to the original fill site.

Kevin Solli (Solli Engineering, Main St, Monroe) described the property which is situated in both Trumbull and Monroe. It is composed of 2 parcels comprising 4 different tax lots. Application has been approved by the IWWC of both Trumbull and Monroe. He explained that the current project is to import just under 50,000 cubic yards of fill to bring the grade closer to street level. In response to a question from Commissioner Chory, he stated that the current building on the site would be demolished as fill is proposed for that location. In response to Commissioner Silber, he explained that the site grade would be lower than street level but much closer than current grade. Solli also described the proposed operation of transporting the fill and creating stabilized slopes around the perimeter. He also stated that any and all fill imported to the site will be deemed clean according to CT DEEP requirements and that periodic reports will be provided. Garrity clarified that this application only relates to the fill. Staff requested that the Town Engineer’s comments be submitted for the record.

No Public Comment

Motion Made (D’Aquila), Seconded (Chory), and **unanimously carried** to close the public hearing for File:#19-33.

Chairman Garrity asked the Town Planner to read a list of conditions for approval of the application and then asked for a motion to include those conditions.

Motion Made (LaConte), Seconded (Silber), to approve application File:#19-33 as amended to include the following conditions:

1. A third party review at the owner's expense and of the staff's choosing of geotechnical and environmental review and inspection during the fill process. Inspection is intermittent and ongoing.
2. Truck traffic be limited to the hours between 9 a.m. and 4 p.m. seven days per week.
3. A Bond Estimate, Soil & Erosion Control and sediment stabilization are based off the Town Engineer and Town Planner review with the applicant.
4. Any fill from any other site other than the one specified on the proposed plan must be inspected prior to filling the site and are also part of random testing.
5. Applicant will provide any and all conditions and approval reports required by any and all commissions in Monroe to Trumbull and, if required, modified to include data from Trumbull.
6. There shall be a construction meeting prior to the fill process.

Vote on motion as amended

Vote: 5-0

Motion Carried as Amended

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the December 18, 2019 Planning and Zoning Meeting.

Motion Made (D'Aquila), Seconded (LaConte), to approve the minutes from the PZC December 18, 2019 meeting.

Vote: 5-0

Motion Carried

Librandi informed the Commission about a meeting on January 23rd at Town Hall to discuss the next phase of the Long Hill Green projects.

Motion Made and unanimously carried to adjourn the January 15, 2020 PZC Regular Meeting at 9:09 p.m.

Dated at Trumbull, CT this 22nd day of January, 2020.

By: Linda Finger, Clerk.