

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
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**PLANNING AND ZONING COMMISSION**

**WEDNESDAY, JANUARY 20, 2021 MINUTES**

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 20, 2021 at 7:30 p.m. via videoconferencing.

**MEMBERS PRESENT:** Fred Garrity, Chairman  
Anthony Silber, Vice-Chairman  
Anthony Chory  
Tony D'Aquila  
David Preusch, Alternate (Voting member for LaConte)

**ALSO PRESENT:** Rob Librandi, Land Use Planner  
James Cordone, Town Attorney  
William Chin, Director of Information Technology

**ABSENT:** Larry LaConte, Secretary  
Donald Scinto, Alternate

A quorum being present, the Chairman called the meeting to order at 7:32 p.m.

**PRE-APPLICATION**

49 Daniels Farm Road – Meghan Riccio.

Attorney Ray Rizio (10 Sasco Hill Road, Fairfield), representing the applicant Meghan Riccio, presented a pre-application for an adaptive re-use for 49 Daniels Farm Road to allow for a multi-unit project. Discussion occurred amongst staff and Commissioners as to what adaptive re-use is and whether or not it would be a feasible use.

The Commissioners felt that there were numerous issues to consider, especially preserving the historical significance of the property. Chairman Garrity felt that the applicant should work more with staff on the adaptive re-use language.

**PLEDGE OF ALLEGIANCE**

**ACCEPTANCE OF REVISED 2021 MEETING DATES**

**MOTION MADE** (Chory), seconded (D'Aquila), to revise the 2021 PZC meeting dates to move the September meeting to the fourth Wednesday of the month instead of the third Wednesday.

**Vote: 5-0**

**Motion Carried**

## **SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER**

Attorney Cordone presented an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that the agenda and all application materials had been posted 24 hours in advance of the meeting. He reminded everyone to identify themselves before speaking and asked that votes be taken by roll call.

1. **1056 Daniels Farm Road:** Applicant, Bridgeport Roman Catholic Diocesan Corp., is requesting a Special Permit/ Modification of Zoning Approval to remove a condition of approval to allow upright monuments pursuant to Art. II, Section 1.2.4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #20-15**

Staff reported that the applicant submitted a revised plan defining the locations for placement of the proposed headstones.

Ray Rizio (10 Sasco Hill Road, Fairfield), an attorney representing the Bridgeport Roman Catholic Diocesan Corp, shared plans showing the boundaries of two areas that would be designated for the placement of headstones. Taking into consideration the Commission's comments at the previous meeting in December, the two areas (1.77 acres and 1.87 acres) would have buffer areas and a 4 foot high picket fence lining the driveway. Attorney Rizio stated that, if approved, the applicant would agree as a condition of approval to limit headstones strictly to the two delineated areas.

Commissioner Preusch questioned the need for a white picket fence to line the driveway. He expressed concerns about views from outside the property. Commissioner D'Aquila felt that reasonable compromises were made but that he needs more time to review the plans. He also did not see the need for a picket fence. Commissioner Chory expressed his concerns regarding buffering between the headstone areas and the flat marker areas. He did not like the white picket fence and conveyed his preference for a split rail fence to differentiate the areas. Commissioner Silber expressed his preference for proper buffering rather than a fence. He also commented that he thought headstones were attractive.

Chairman Garrity asked staff to read into the record the names and addresses of the 52 letters that were submitted to the Planning & Zoning office in opposition to this application. The list is attached to these minutes. Chairman Garrity remarked that the form letters referenced no evidence of being hampered (for which the applicant did present evidence) and aesthetically matching the area (for which several Commissioners pointed out the lack of a negative impact). Chairman Garrity also mentioned that a hardship is not required for this application.

### **Public Comment:**

The following people spoke in opposition of application #20-15:

- Marshall Marcus – 91 Stonehouse Road (**not** speaking for the Economic & Community Development Commission)
- Luciano Sclafani – 12 Wildfire Lane
- Jacquelyn Coe – 15 Wildfire Lane
- Andrea Prushko – 1054 Daniels Farm Road
- Greg Csernica – 9 Wildfire Lane

In response to the residents' concerns, Attorney Rizio remarked that there would still be a 450 foot setback from Daniels Farm Road, that there would be a 100 foot buffer of every property, that they would agree to a maximum 4 foot height for headstones and that they would agree to any buffering desired by the Commission.

Chairman Garrity canvassed the Commissioners to ascertain if they were prepared to deliberate on the application. The majority of the Commissioners were not. Chairman Garrity asked for a motion to continue the hearing

**Motion Made** (Chory), Seconded (D'Aquila), to continue the public hearing for Application File #20-15 to the next Regular Meeting on February 17, 2021 at 7:00 p.m. via video and telephone conferencing.

**Vote: 5-0**                      **Motion Carried**

2. **42 Tudor Lane:** Applicants, Philip Recchia and Jiang Chaoqun Gatti, are requesting an accessory apartment pursuant to Art. II Section 1.1.7A of the Town of Trumbull Zoning Regulations. **File #20-17**

**Motion Made** (Chory), Seconded (Silber), to continue the public hearing for Application File #20-17 to the next Regular Meeting on February 17, 2021 at 7:00 p.m. via video and telephone conferencing.

**Vote: 5-0**                      **Motion Carried**

## **REGULAR MEETING**

### **ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the December 16, 2020 Planning and Zoning Regular Meeting.

**Motion Made** (Chory), Seconded (Preusch), to approve the minutes from the PZC December 16, 2020 meeting.

**Vote: 5-0**                      **Motion Carried**

**Motion Made (Chory), seconded (Silber) and unanimously carried to adjourn the January 20, 2021 PZC Regular Meeting at 8:54 p.m.**

Dated at Trumbull, CT this 27th day of January, 2021.

By: Linda Finger, Clerk.