

Town of Trumbull
CONNECTICUT



Planning and Zoning
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PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 21, 2026, MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 21, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity, Chairman
Rich Deecken, Secretary
Karen DelVecchio
Rich Croll, Alternate, Voting member Brandon Cousins (Resigned)
Alissa Hall, Alternate, Voting member for Tony Silber

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
Abigail Farrell, Administrative Clerk

ABSENT: Anthony Silber, Vice-Chairman

A quorum being present, the Chairman called the meeting to order at 7:43 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **35 Nutmeg Drive:** Applicant, Jonathon Cruz, is requesting a Special Permit Application to allow the operation of a private occupational barber school in an I-L3 zone, pursuant of Article II, Section 4.1.4 of the Town of Trumbull Zoning Regulations. **File #26-01**

Applicant, Jonathon Cruz (375 Oceanview Terrace, Stratford CT) introduced the application.

Land Use Planner, Rob Librandi, stated that the applicant is requesting the use of the space for an occupational barber school in an I-L3 zone. Mr. Librandi confirmed that the use is allowable in the zone with a special permit, and the application meets all the requirements.

Public Comment:

None.

Motion Made (Deecken), Seconded (Hall), to close public hearing for Application File #26-01.

Vote: 5-0

Motion Carried

Motion Made (Deecken), Seconded (DelVecchio), to approve Application File #26-01 and to establish an effective date of January 30th, 2026.

Vote: 5-0

Motion Carried

Chairman Garrity stated that the next three applications pertain to the same property and will be reviewed together. The applicant is seeking to create a regulation, place the regulation in the new zone, and propose a development for the property.

2. **Text Amendment:** Applicant, 2105-2125 Reservoir Avenue LLC, is requesting to create Article II, Section 2.8 (Reservoir Apartment District Overlay Zone). Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #25-18 *Continued from December 17, 2025***
and
3. **Zone Change, 2105-2125 Reservoir Avenue:** Applicant, 2105-2125 Reservoir Avenue LLC, is requesting a zone change to the property located at 2105-2125 Reservoir Avenue from Zone A to Reservoir Apartment District Overlay Zone pursuant to Article II, Section 2.8.4 of the Town of Trumbull Zoning Regulations. **File #25-19 *Continued from December 17, 2025***
and
4. **2105-2125 Reservoir Avenue:** Applicant, 2105-2125 Reservoir Avenue LLC, is requesting a Special Permit/Site Plan Approval for development of an apartment building with 48 units pursuant to Article II, Section 2.8 of the Town of Trumbull Zoning Regulations. **File #25-20 *Continued from December 17, 2025***

Motion Made (DelVecchio), Seconded (Deecken), to close public hearing for Application File #25-18.

Vote: 5-0

Motion Carried

Motion Made (Deecken), Seconded (Hall), to close public hearing for Application File #25-19.

Vote: 5-0

Motion Carried

Motion Made (DelVecchio), Seconded (Deecken), to close public hearing for Application File #25-20.

Vote: 5-0

Motion Carried

Work Session:

Town Attorney Cordone discussed amendments to the proposed text amendments (File #25-18) that have been confirmed with the applicant. Amendments' include modifying the language regarding the building height, affordability and a limitation on the use of this zone.

Chairman Garrity stated that the affordability aspect of the project was added in to ensure the town receives credit for the project.

Commissioner Croll confirmed the removal of language regarding a Transit Oriented District (TOD) that was suggested at the last meeting, confirmed the locations that this text applies to, and questioned why the TOD was removed from the application.

Commissioner Deecken stated he would like sidewalks to be mandated for the project, confirmed the building height, questioned how affordable rent values are calculated, and discussed how the limitation portion of the text amendment will apply.

Commissioner Hall confirmed the number of affordable units required and Commissioner DeVecchio expressed concern with the minimal setbacks listed.

Attorney Cordone noted that the proposed development has been coordinated with Town Staff. He explained that, while the current setbacks are designed to accommodate this proposal, the commission retains the authority to amend them, or any other aspect of the text, in the future. Rob Librandi, Land Use Planner, added that safeguards within the building permit process ensure the development will not encroach on neighboring properties.

Motion Made (Hall), Seconded (DelVecchio), to approve Application File #25-18.

Motion Made (DelVecchio), Seconded (Hall), to amend the original motion:

1. Delete Paragraph 2 .8.2 e. and replace with:
“e. No building shall exceed a height of 45 feet with an allowance of an additional 5 feet for utility structures and screening.”
2. Delete Paragraph 2.8.2 k (ii)
3. Add new paragraph:

“2.8.2 n. Affordable Units. At least 15% of the total units shall be designated as affordable units. Affordable units shall mean units restricted to individuals earning 80% of the area median income and that otherwise comply with Connecticut law so that the units count for points for a moratorium of CGS Section 8-30g applications.”

4. Add new paragraph:

“2.8.5 Limitation on RAD Overlay Zone. In order to understand the impacts on the community of an RAD overlay zone approved by the Commission, the Commission shall not approve more than one RAD overlay zone in any five year period.”

Vote: 5-0

Motion Carried

Vote to approve Application #25-18, as amended, and to establish an effective date of January 30, 2026, and to make the determination that the application is in keeping with the POCD and the comprehensive plan.

Vote: 3-2 (Deecken, Croll)

Motion Carried

Commissioner Deecken expressed that he does not believe the approved text amendment should be applied to this particular property.

Motion Made (Hall), Seconded (DelVecchio), to approve Application File #25-19 and to establish an effective date of January 30, 2026, and to make the determination that the application is in keeping with the POCD and the comprehensive plan.

Vote: 3-2 (Deecken, Croll)

Motion Carried

Motion Made (DelVecchio), Seconded (Hall), and to approve Application File #25-20.

Motion Made (Hall), Seconded (DelVecchio), to amend the original motion with the following conditions of approval:

1. Per the recommendation in the Trumbull Police Commission’s approval, applicants must install sidewalks along Reservoir Avenue. Sidewalks to be maintained by the property owner at owner’s expense including snow removal.

2. Prior to receiving a building permit, applicant must comply with WPCA approval dated October 22, 2025, including payment of sewer connection fees required by the WPCA.
3. Prior to receiving a building permit, applicant must respond to and comply with the Town Engineer's review letter dated January 16, 2026, to the Town Engineer's satisfaction.

Vote: 5-0

Motion Carried

Vote to approve Application #25-20, as amended, and to establish an effective date of January 30, 2026.

Vote: 3-2 (Deecken, Croll)

Motion Carried

The commission took a brief intermission from 8:22 to 8:30.

5. 2135, 2145, & 2155 Reservoir Avenue: Applicant, Vessel RE Holdings LLC, is requesting a Site Plan Approval for the development of two apartment buildings, totaling 150 units pursuant to Section 8-30g of the Connecticut General Statutes and Article II, Section 2.3 of the Town of Trumbull Zoning Regulations. ***File #25-29 Continued from December 17, 2025***

Chairman Garrity read a letter from the applicant's attorney, Jason Klein, into the record, granting a time extension until the next regularly scheduled meeting on February 18, 2026.

Josh Levy (11 Beresford Lane, Livingston, New Jersey), Executive Vice President of Vessel Technologies, shared the mission of Vessel, highlighting company priorities such as safety, sustainability, comfort, building resilience, and innovation in the housing market. Mr. Levy added how Vessel's housing proposal aligns with the objectives stated in the 2023-2028 Housing Plan and the 2014 Plan of Conservation and Development. Mr. Levy also addressed several concerns raised at the December meeting, including building durability, exposed stairwells, HUE credits for the project, the limited use of local labor, and missing documents such as the service strain analysis. In response, he explained the manufacturing process of the building materials to demonstrate their long-term durability, confirmed that egresses for Vessel buildings comply with code requirements in all 50 states, and provided a list of on-site activities that may involve local labor. Additionally, Mr. Levy confirmed that the HUE point calculations, service strain analysis, and environmental reports for the site have been submitted to Town Staff and the commissioners and noted that they are open to receiving comments and concerns regarding the building's aesthetics and amenities.

Chairman Garrity highlighted additional concerns, including the building's lack of distinctive "Trumbull character" features, the potential use of grated flooring in corridors, findings from the environmental report, the development's height and density, and apartment amenities such as kitchen appliances.

Commissioner Deecken reiterated concerns regarding apartment amenities, corridor flooring, and the building's exterior aesthetics. The possibility of requesting an independent third-party environmental review was raised, and portions of the service strain analysis were discussed, including the potential impact on school enrollment. Commissioner Deecken also confirmed that a traffic study had been submitted and discussed the project's road frontage.

Commissioner Croll inquired about how the building would be managed if the project proceeds and how many buildings are currently operational. Mr. Levy responded that their company does not serve

as property managers, and noted that two buildings are currently online, the oldest being 3.5 years old, and several additional buildings are under construction.

Commissioner Hall requested additional information regarding the sustainability of the buildings. Mr. Levy explained that the buildings are fully electric, eliminating the need for fossil fuels. They feature a highly efficient building envelope, are constructed with sustainable materials, and utilize landscaping composed exclusively of native plants that do not require ongoing irrigation. Commissioner Hall also inquired about the renewal rate of the current buildings. Mr. Levy noted that renewals have been consistently high, and maintenance requirements for the property have remained very low.

Commissioner DelVecchio expressed concerns about the two-bedroom units that include dens, noting they could function as three-bedroom units for families, which may further strain the town's resources. It was confirmed that the site has no Transfer Act implications. Commissioner DelVecchio also supported the request for an independent third-party environmental review, citing that certain tanks were inaccessible during the Phase II report submission, and echoed the concerns regarding in-unit amenities.

Chairman Garrity requested more information regarding the interior wall materials, and Mr. Levy responded stating that they are phenolic wall panels that are hypoallergenic, antimicrobial, and do not require painting. It was also noted that they are not intended to be nailed into, so tenants must use hanging fixtures like command strips to fasten things to the walls.

Mr. Levy stated that while Vessel currently owns and operates the development in New London, they do not consider themselves property managers and often sell the developments to other property management companies.

Chairman Garrity stated that the commission would like clarification regarding the willingness to downsize a story and their amicability to a third-party environmental review as soon as possible. It was also added that there are concerns about the lack of WPCA approval.

Mr. Levy confirmed all commissioners' questions from the night and stated he will provide follow-up information as soon as possible.

The inclusion of dens in some apartments was discussed, and Mr. Librandi requested that the applicant confirm with the service strain analysis provider that they accounted for the dens to ensure all calculations in the analysis are accurate.

Land Use Planner, Rob Librandi, requested additional information on who the properties are often sold to, as the majority of the developments in town are currently owned by the developers.

The commission took a brief intermission from 9:20 to 9:26.

Mr. Levy stated that the owner of Vessel has not yet been reached, so confirmation regarding their agreement to a third-party review is pending. He assured that an update will be provided in the morning. Chairman Garrity noted that the vote on the review will proceed, and next steps will move forward once the applicant confirms their willingness to accommodate the additional review.

Motion Made (Deecken), Seconded (Croll), to obtain an independent third-party environmental review at the expense of the applicant.

Vote: 5-0

Motion Carried

Motion Made (Deecken), Seconded (Hall), to continue Application File #25-29 to February 18th, 2026.

Vote: 5-0

Motion Carried

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from December 17, 2025, Planning and Zoning Commission Regular Meeting

Motion Made (Deecken), Seconded (Hall), to approve the minutes from the PZC December 17, 2025, Regular Meeting.

Vote: 5-0

Motion Carried

Motion Made (Deecken), Seconded (Hall) and unanimously carried to adjourn the January 21, 2026, PZC Regular Meeting at 9:29 p.m.

Dated at Trumbull, CT this 27th day of January 2026.

By: Abigail Farrell, Clerk.