

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
Department  
Telephone (203) 452-5044  
Fax (203) 452-5169



Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611

**PLANNING AND ZONING COMMISSION**

**WEDNESDAY, FEBRUARY 15, 2023 MINUTES**

The Planning and Zoning Commission held a Regular Meeting on Wednesday, February 15, 2023 at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

**MEMBERS PRESENT:** Fred Garrity Jr., Chairman  
Anthony Silber, Vice-Chairman  
Anthony D'Aquila  
Brandon Cousins

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

**ABSENT:** Rich Deecken, Secretary  
Mike Miller, Alternate

A quorum being present, the Chairman called the meeting to order at 7:36 p.m.

**PLEDGE OF ALLEGIANCE**

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

Chairman Garrity remarked that there is a quorum and that any application would require three yes votes for approval. In addition, the Zone Change (File #23-02) and Special Permit (File #23-04) Applications would be heard at the same time.

1. **Zone Change 7180 & 7192 Main Street and Spring Hill Rd Parcel ID C01-37:** Applicants, 7182 Main Street LLC and 7192 Main Street LLC, are requesting a Zone Change to apply the Mixed-Use Overlay Zone to the properties located at 7180 & 7192 Main St and Spring Hill Rd Parcel ID C01-37 in Commercial Zone B-C pursuant to Art II, Sec 3.5 and Art XV of the Town of Trumbull Zoning Regulations. **File #23-02**

2. **7180 & 7192 Main St/Spring Hill Rd Map C01-37**: Applicants, 7182 Main Street LLC and 7192 Main Street LLC, are requesting a Special Permit/Site Plan to construct mixed use, multi-story building and associated parking, drainage, landscaping, grading etc. in the Mixed-Use Overlay Zone in Commercial Zone B-C pursuant to Art II, Secs 3.1 & 3.5 and Art XV of the Town of Trumbull Zoning Regulations. **File #23-04**

The Town Planner, Rob Librandi, presented his Staff Report (attached to these minutes) which contained twenty (20) comments for the applicants to address. He remarked that a Text Amendment for the area was approved in 2022 and that the applicants had already received approval from IWWC in both Trumbull and Monroe, ZBA, WPCA and the Police Commission. Librandi added that they are waiting for a decision on the project from Monroe Planning and Zoning. Garrity asked if all of the steps required as part of the Trumbull process had been completed. Librandi responded in the affirmative.

Attorney Chris Russo of Russo & Rizio LLC (10 Sasco Hill Road, Fairfield), representing the applicants, 7182 Main Street LLC and 7192 Main Street LLC, responded to the comments in the Staff Report. Responses to the comments are as follows:

1. Four affordable units in Trumbull and two affordable units in Monroe.
2. If a restaurant is one of the tenants, then they would have to meet the required code.
3. Jason Edwards of J Edwards & Associates (227 Stepney Rd, Easton) identified on the plans where snow shelves would be located.
4. There is a package room in the lobby on the ground level. Also, identified two areas for additional dumpsters. Garrity recommended adding the pads. Russo agreed to that.
5. Property does not directly connect to the Rails to Trails. Sidewalks will be installed along the front of the property. Lower level has storage area and will contain bike racks.
6. Yes, will submit Soil & Erosion Control Bond.
7. Floor plans designed to be clear to show in which municipality the apartments lie. Russo distributed a floor plan (attached) which highlighted the apartments in Monroe in yellow and the apartments in Trumbull in green.
8. Will be handled between the two towns. They would reach an agreement.
9. Yes, 20 spaces.
10. Could identify spaces but had not planned to designate as such since it impacts shared use between residential and commercial.
11. For both uses. Will designate a portion of the patio as only for residents.
12. No vehicles will be stored in the building.
13. Yes
14. Yes, pets will be allowed. There is open space area in the rear.
15. Issue with the wall – the grade is significant. Main Street will be four feet above grade over the site. A wall would block the view to the retail establishments.
16. School bus stop area is designated on Route 25. School buses will not come onto private property. There is a crosswalk from the building to the stop.
17. Mailboxes will be located in the lobby of the building for the residents. Commercial mail will be delivered straight to each tenant.
18. Issue with lower light poles is that more of them would be needed.
19. Received approval from Police Commission and it is a State Highway. Main impact is to those leaving the site. Proposing improvements to the timing of signal at Spring Hill Road and widening of Route 25 southbound to allow for left turn into the site. The north driveway from the site would be right turn only. Steve Cipolla, Traffic Engineer with

Hardesty & Hanover (20 N Main St, Norwalk) remarked that the main driveway is constructed per DOT standards and is wide enough to accommodate two cars, although it is not striped as such.

20. Have spoken with the neighbor to the north. Conceptual at this time but will work with them.

In response, Librandi remarked that it would be beneficial to have a possible access area designated on the site plan for the property to the north to help relieve traffic congestion. Russo agreed to identify an area.

Vice-Chairman Tony Silber questioned about changing the timing of the light at Victoria Drive. Russo explained that it is not connected to the light at Spring Hill Road and would not offer beneficial traffic improvements.

Commissioner Tony D'Aquila asked about the difference between a studio and a loft apartment. Russo explained that the loft is two levels vs a studio which is one level and the loft would have a closed bedroom on the upper level. D'Aquila asked about adding a crosswalk, the location of fire hydrants, fire lanes, snow removal from sidewalks and sewers. Russo answered that a crosswalk could be added, the Fire Marshall did not require fire lanes, and the applicants would maintain sidewalks and would be installing sewers. Edwards pointed out one location of a hydrant and remarked that the Fire Marshall requested a wider lane for the fire trucks in the rear which was widened by four feet.

Silber had questions about the landscaping. Attorney Russo agreed to work with staff on landscaping as a condition of approval and that there would be a grass area between Main Street and the sidewalk.

Commissioner Brandon Cousins inquired about parking for trail access. Russo responded that it would be analyzed if access was available.

**Public Comment:**

None

Attorney Russo explained the standards/requirements for both the Zone Change and Special Permit applications and how the applications complied.

**Motion Made** (D'Aquila), Seconded (Cousins), and **unanimously carried** to close the public hearing for Applications File #23-02 and File #23-04.

**Motion Made** (Silber), Seconded (D'Aquila), to approve Application File #23-02 and to establish an effective date of February 22, 2023 and to make the determination that the application is in keeping with the POCD and the comprehensive plan of the zoning regulations.

**Vote: 4-0**

**Motion Carried**

**Motion Made** (D'Aquila), Seconded (Silber), to approve Application File #23-04 with the following conditions:

1. Add snow shelves on the plan to be approved by the Town Planner.
2. Add dumpster locations to the plan to be approved by the Town Planner.
3. Post a Soil & Erosion Control Bond as set by the Town Engineer.
4. Post a Landscape Bond as set by the Town Planner.
5. Comply with any modifications to the Landscape Plan as requested by the Town Planner,
6. Apartment addresses are to indicate in which town each unit is located.
7. 10% of parking spaces to have EV charging as required by state law.
8. Identify and indicate on the plan an area for a potential future access easement with the property to the north to be approved by the Town Planner.
9. Indicate crosswalk if approved by traffic authorities

**Vote: 4-0 Motion Carried**

### **BOND RELEASE**

1. Woodside Trumbull LLC requests release of full Landscaping Bond for 2300 Reservoir Ave. **File #18-19**

Librandi reported that the vegetation has been stable for over one year.

**Motion Made** (D'Aquila), Seconded (Silber), to release the full Landscaping bond for 2300 Reservoir Avenue. **File #18-19**

**Vote: 4-0 Motion Carried**

### **REGULAR MEETING**

#### **PLANNER'S REPORT**

Librandi remarked that the Commissioners had a copy of the flyer regarding a survey for Trumbull residents on affordable housing. The consultant, Glenn Chalder of Planimetrics will be at the March meeting to discuss the plan with the Commissioner. Librandi stated that 167 survey responses have been received and asked the Commissioners to take the survey.

#### **ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the January 18, 2023 Planning and Zoning Commission Regular Meeting.

**Motion Made** (D'Aquila), Seconded (Cousins), to approve the minutes from the PZC January 18, 2023 Regular Meeting.

**Vote: 4-0 Motion Carried**

**Motion Made (D'Aquila), seconded (Cousins) and unanimously carried to adjourn the February 15, 2023 PZC Regular Meeting at 8:50 p.m.**

Dated at Trumbull, CT this 22nd day of February, 2023.

By: Linda Finger, Clerk.

**Town of Trumbull**  
**CONNECTICUT**

**Planning and Zoning  
Department**  
Telephone (203) 452-5047  
Fax (203) 452-5169



**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611

**STAFF REPORT**

February 14, 2023

**P&Z APPLICATIONs**

7180 and 7192 Main St.

Applicant: 7182 Main LLC. And 7192 Main St. LLC.

6.674 Acres

Zone: Business Commercial (BC) Mixed Use Overlay

- **Text Amendment to (BC) Mixed Use Overlay Zone: Approved**
- **IWWC Approved**
- **ZBA Application to allow for height increase Approved**
- **WPCA Approved**
- **Police Commission meeting February 13<sup>th</sup> Approved**
- **Monroe Planning and Zoning February 16<sup>th</sup>: Active**

1. **Zone Change 7180 & 7192 Main Street and Spring Hill Rd Parcel ID C01-37:** Applicants, 7182 Main Street LLC and 7192 Main Street LLC, are requesting a Zone Change to apply the Mixed-Use Overlay Zone to the properties located at 7180 & 7192 Main St and Spring Hill Rd Parcel ID C01-37 in Commercial Zone B-C pursuant to Art II, Sec 3.5 and Art XV of the Town of Trumbull Zoning Regulations. **File #23-02**
2. **7180 & 7192 Main St/Spring Hill Rd Map C01-37:** Applicants, 7182 Main Street LLC and 7192 Main Street LLC, are requesting a Special Permit/Site Plan to construct mixed use, multi-story building and associated parking, drainage, landscaping, grading etc.in the Mixed-Use Overlay Zone in Commercial Zone B-C pursuant to Art II, Secs 3.1 & 3.5 and Art XV of the Town of Trumbull Zoning Regulations. **File #23-04**

**DETAILED ZONING COMPLIANCE ANALYSIS**

**COLOR KEY**

	Complies with regulation
	May be a point for discussion or question
	Does not comply with regulation
	Regulation cited is not applicable in this case, but has been checked

**USE REGULATIONS (Article II Section 3.5)**

Section	Detail	Allowed or Required	Proposed	Note
---------	--------	---------------------	----------	------

**Town of Trumbull**  
**CONNECTICUT**

**Planning and Zoning  
Department**  
Telephone (203) 452-5047  
Fax (203) 452-5169



**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611

	3.5.1	Statement of Purpose	Allowed	Mixed uses Development	Each commissioner should review the statement of purpose and see if the criteria is met
	3.5.2	Locations	Allowed	On Route 25 north of Spring Hill Rd	
	3.5.3	Requirements A-F	<ul style="list-style-type: none"> <li>a. Permitted uses</li> <li>b. Residential on top floor</li> <li>c. 12 units per acre</li> <li>d. Only studio, one and 2 bedroom units</li> <li>e. 10% affordable at 80% median income</li> <li>f. Bulk requirements calculated by the whole property with town boundaries not interfering</li> </ul>	<ul style="list-style-type: none"> <li>a. Commercial</li> <li>b. Residential on top floor commercial on bottom floor</li> <li>c. 79.68 units allowed 6.64x12 <b>57 total</b></li> <li>d. 4 studio, 4 loft, 20 1 bed and 4 2 bed</li> <li>e. Agreed 6 units total</li> <li>f. Plans have been calculated as such</li> </ul>	Commission may want the applicant to explain what is a loft and studio and what are the differences as not state don the regulations
	3.5.4	Application procedure	Allowed		Special Permit included with Zone Change to Mixed Use Overlay
	Parking	193 Spaces required 198 Proposed			
	Lighting	Photometric plan SL-1A	No light trespass beyond the property line		

**Town of Trumbull**  
**CONNECTICUT**



**Planning and Zoning  
Department**  
Telephone (203) 452-5047  
Fax (203) 452-5169

**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611

**Impact analysis:**

**46,290sqft of residential units**  
**28,491sqft of commercial**  
**13,756sqft of common space**

**Realty Concepts Inc. Developed the Impact Analysis dated November 21,2022**

**57 Residential Apartments** = 4 studio, 8 loft, 20 one bedroom and 4 two bedrooms

**The development is project to have 8 School age children**

**\$167,000 positive tax revenue estimated per year** (pg3 conclusion)

**Traffic Report:**

A traffic Study was done by Hardesty and Hanover on December 22, 2022.

The main concern is the Service levels going southbound leaving the property as route 25 in the area is high congestion during peak times with an average speed of 44- 47 miles per hour. CTDOT will most likely want to review the left turn by pass lane.

**Reponses to Comments:**

1. Which town will be able to use the 10% affordability at 80% medium income (6 units)?  
As Trumbull has the majority of the units and development I would request we have the right and have those units in Trumbull.  
Response: \_\_\_\_\_
2. If a food service use is going to be located on the site I would recommend scrubbers for the ventilation so as to not cause issues with the residence of the area.  
Response: \_\_\_\_\_
3. Please indicate on the plan a Snow Self  
Response \_\_\_\_\_



**Town of Trumbull**  
**CONNECTICUT**

**Planning and Zoning  
Department**  
Telephone (203) 452-5047  
Fax (203) 452-5169



**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611

4. Cardboard boxes for deliveries have been a problem for apartment complexes due to the density. Will the 2 dumpster locations be enough for the commercial and residential units. Will there be interior bins for residents?  
Response: \_\_\_\_\_
5. There is a proximity to the trail in the rear of the property. Is there a designed path to connect? Will bike racks be placed on site?  
Response: \_\_\_\_\_
6. A landscaping and Soil and Erosion control bond should be submitted and approved by the Engineering Department  
Response: \_\_\_\_\_
7. All floor plans should show the town boundary to show which apartment is in which municipality.  
Response: \_\_\_\_\_
8. If approved a meeting should be between Monroe and Trumbull town officials, the applicant and BOE to discuss service and first response responsibilities.  
Response: \_\_\_\_\_
9. There is a new state requirement that 10% of parking spaces are to have electric charging stations: Do you agree to comply with this requirement?  
Response: \_\_\_\_\_
10. Will there be a designated area for residential parking?  
Response: \_\_\_\_\_
11. Is the Patio in the rear only for residential use or for commercial? Such as restaurant seating?  
Response: \_\_\_\_\_
12. Will Vehicles be stored in the building? There is a floor plan showing them stored in the rear of the building.  
Response: \_\_\_\_\_
13. Will the property have an irrigation system?  
Response: \_\_\_\_\_
14. Will you allow residents to have pets? As of recent all the new developments have had to add a fenced in dog park on their property as this has become a need.  
Response: \_\_\_\_\_
15. Some of the new developments around Trumbull have added an ornamental stone wall along the property to separate the high volume of traffic area to the development.  
Response: \_\_\_\_\_
16. Where will the School bus stop be located? On site? If so please show location  
Response: \_\_\_\_\_
17. Where will the mailbox be located for the businesses and residence?

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
Department  
Telephone (203) 452-5047  
Fax (203) 452-5169



Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611

Response: \_\_\_\_\_

18. Is there a possibility to add lower height light poles similar to the development on Madison Ave.

Response: \_\_\_\_\_



19. Please have your traffic Engineer available to discuss their report and the level of Service of the development as some area are currently graded F.

Response: \_\_\_\_\_

20. A shared driveway easement should be shown on the plan to allow future access from this development to the other property to the north rather than having to go back onto route 25.

Response: \_\_\_\_\_

**Conclusion:**

The Planning and Zoning Commission at the February 2022 Meeting approved a Text Amendment to allow mixed use development in the BC Commercial Zone. As such the applicant had to do double duty with Planning and Zoning and IWWC as the property is on the Trumbull and Monroe Boundary. As of now they received numerous approvals from IWWC from both towns, WPCA from Trumbull, the Trumbull Police Commission and the Trumbull Zoning Board of Appeals for a Variance. The Trumbull and Monroe Planning and Zoning Commissions are the last approvals needed for this application to move forward to the construction phase.

In the past this location has been an outdated revolving door of retail uses and the property has not been used to its full potential as it is located off route 25 with the bike trail in the rear and surrounded by Office, entertainment, restaurant and industrial uses. *This is a property has been trying to find its identity for a very long time.* Being surrounded by all these varying uses makes sense that this commission approved the ability for this property to utilize mixed use. In the current market only one use such as commercial cannot support a large-scale project such as this. Current Planning and Zoning practices state that *Euclidian Zoning* (one use Zoning) does not work for a development like this and the property cannot be used to its full potential.

The property which is one of the gateways into Trumbull will be redesigned and provide a live, work, play and stay environment for both Municipalities. Staff believes similar to what this commission approved along Lindeman and Oakview Drive this will give the area the push it needs to be redeveloped properly. The POCD stated that "residential type uses may be appropriate for this area on upper Route 25" (Page54).

**Town of Trumbull**  
**CONNECTICUT**

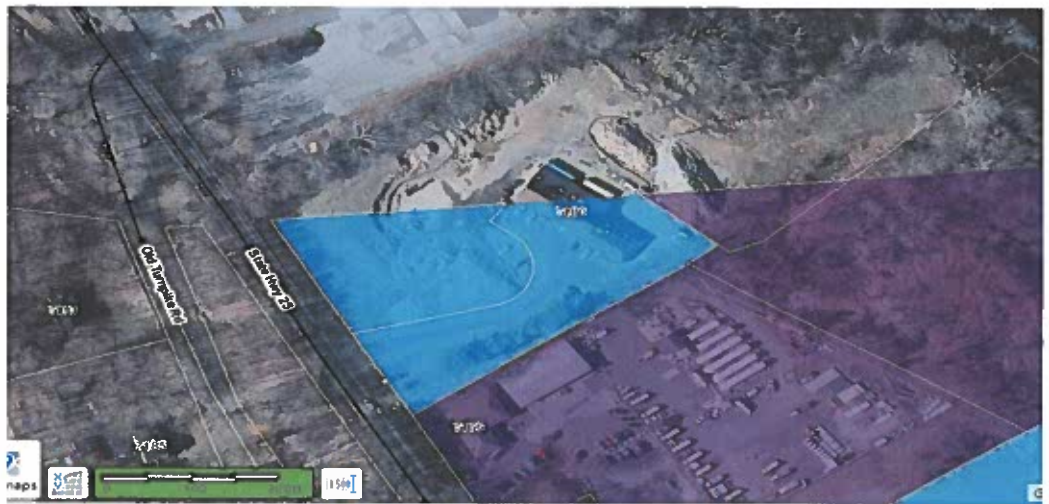
**Planning and Zoning  
Department**  
Telephone (203) 452-5047  
Fax (203) 452-5169

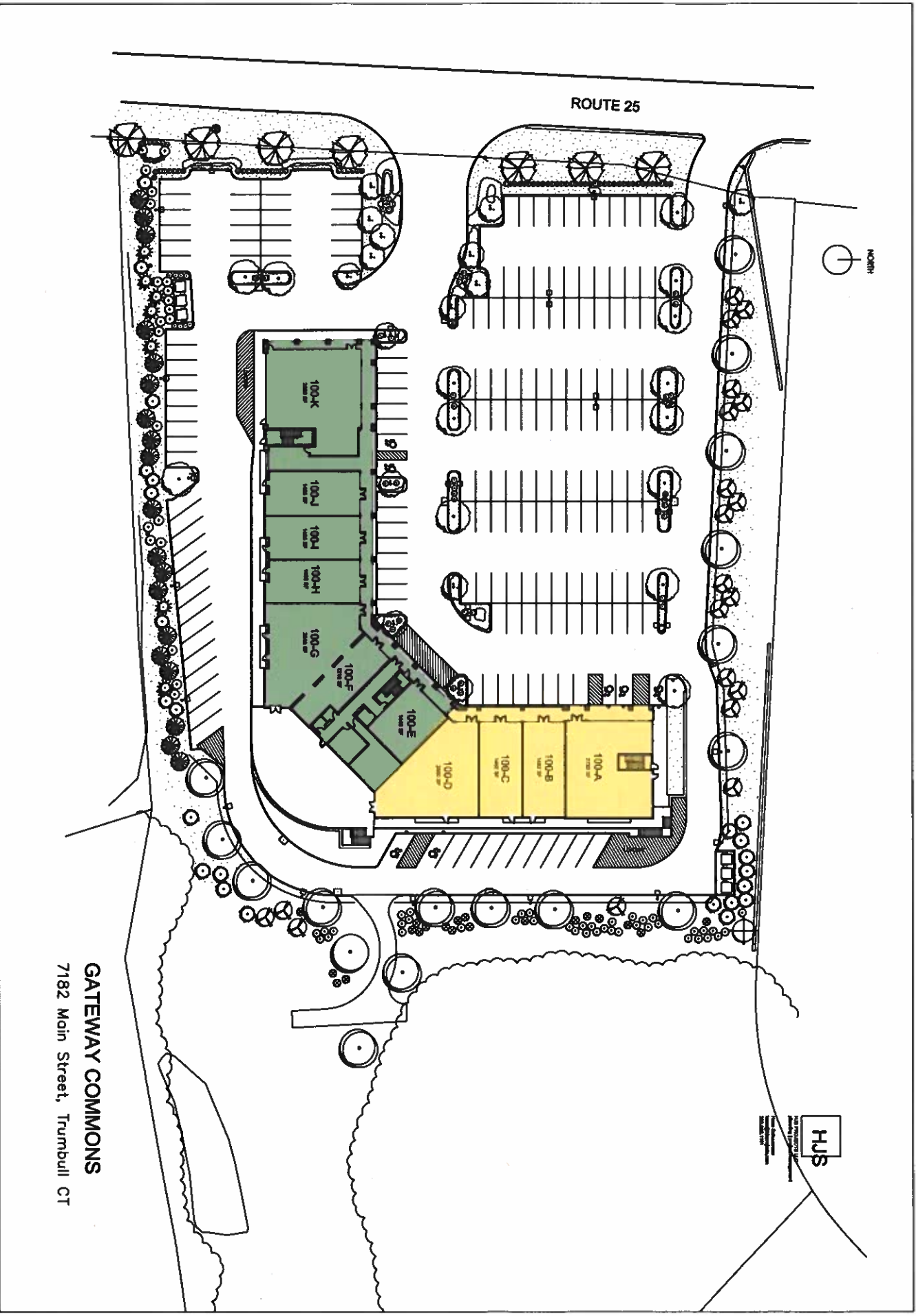


**Town Hall**  
5866 Main Street  
Trumbull, Connecticut 06611

Sincerely,

Rob Librandi, Trumbull Land use Planner

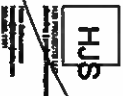




ROUTE 25



NORTH



GATEWAY COMMONS  
7182 Main Street, Trumbull CT