

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, JUNE 15, 2022 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, June 15, 2022 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Fred Garrity Jr., Chairman
Tony Silber, Vice-Chairman
Rich Deecken, Secretary
Tony D'Aquila
Tony Chory
Don Scinto, Alternate
Brandon Cousins, Alternate

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
Paul Brown, IT Technician

ABSENT: Mike Miller, Alternate

A quorum being present, the Chairman called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Attorney James Cordone, the Town Attorney, presented an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that the agenda and all supporting application materials had been posted 24 hours in advance of the meeting. Cordone also mentioned that the meeting was being recorded.

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

1. **7 Crescent Lane:** Applicant, Steve Choi, is requesting a Special Permit to establish a 909 sq. ft. 1- bedroom Accessory Apartment in a Residence AAA zone pursuant to Art. II, Sec. 1.1.2.7, of the Town of Trumbull Zoning Regulations. **File #22-13**

Rob Librandi, the Town Planner reported that the apartment would be 21% of the total floor area and complies with all of the specifications and regulations for an accessory apartment.

Commissioner Deecken remarked as a matter of full disclosure that he has worked with Choi on campaigns in the past. He stated that this would have no part in his voting.

The applicant, Steve Choi (7 Crescent Lane), replied that he had nothing to add to the Planner's Report.

Public Comment:

None

Motion Made (D'Aquila), Seconded (Deecken), and **unanimously carried** to close the public hearing for File #22-13.

Motion Made (Deecken), Seconded (D'Aquila), to approve Application File #22-13.

Vote: 5-0 **Motion Carried**

LIQUOR LOCATION

1. **900 White Plains Road:** Applicant, Emmas Feel Good LLC, Owner: Trumbull Center LLC, requests a Liquor Location for the sale of beer, wine, and alcohol at a restaurant in a BC Zone pursuant to Articles II & VII of the Town of Trumbull Zoning Regulations. **File #22-12**

Chairman Garrity commented that the site has had a liquor permit for at least 42 years.

Librandi reported that it meets all requirements.

The applicant, Patrick Fahy (653 Daniels Farm Road), remarked that he had nothing to add.

Public Comment:

None

Motion Made (D'Aquila), Seconded (Deecken), and **unanimously carried** to close the public hearing for File #22-12.

Motion Made (Deecken), Seconded (D'Aquila), to approve Application File #22-12.

Vote: 5-0

Motion Carried

BOND RELEASE

1. M&J Property Holdings requests full release of Landscape bond for 123 Monroe Turnpike.
File:#17-29

Staff responded that the vegetation is stabilized and all requirements have been met.

Motion Made (Deecken), Seconded (D'Aquila), to release the full Landscape bond for 123 Monroe Turnpike Application File #17-29.

Vote: 5-0

Motion Carried

2. Cameron General Contractors requests release of full Soil & Erosion and Landscape bonds for 101 Oakview Drive. **File:#18-22**

Staff responded that all requirements to release the bond had been met.

Motion Made (Deecken), Seconded (D'Aquila), to release the full Soil & Erosion and Landscape bonds for 101 Oakview Drive Application File #18-22.

Vote: 5-0

Motion Carried

3. MGM Properties II requests release of full Soil & Erosion and Landscaping bonds for 6540 Main Street. **File:#19-14 WITHDRAWN**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the March 16, 2022 Planning and Zoning Regular Meeting.

Motion Made (Deecken), Seconded (D'Aquila), to approve the minutes from the PZC March 16, 2022 Regular meeting.

Vote: 5-0

Motion Carried

PLANNER'S REPORT

None

Motion Made (Deecken), seconded (D'Aquila) and unanimously carried to adjourn the June 15, 2022 PZC Regular Meeting at 7:11 p.m.

Dated at Trumbull, CT this 21st day of June, 2022.

By: Linda Finger, Clerk.