

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, JUNE 16, 2021 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, June 16, 2021 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Anthony Silber, Vice-Chairman (Acting as Chairman)
Anthony Chory, Secretary
Anthony D'Aquila
Rich Deecken
David Preusch, Alternate (Voting member for Garrity)

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
William Maurer, Town Engineer
Trumbull Community Television

ABSENT: Fred Garrity, Chairman
Donald Scinto, Alternate

A quorum being present, the Chairman called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

PRE-APPLICATION

807 & 811 White Plains Road – Anthony Monelli

Attorney Chris Russo (Russo & Rizio, 10 Sasco Hill Road, Fairfield), representing the applicant Anthony Monelli, presented a pre-application for the construction of a 2,584 sq. ft. single-story professional office building at 807 & 811 White Plains Road which is within the Professional Office Overlay Zone (POOZ).

The Commissioners discussed several items regarding the proposal - the width of the driveway, architectural elements of the proposed building, fencing/shrubbery around the parking area and meeting the POOZ intent.

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. **Text Amendment:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, request a text amendment to Article II, Section 3.2: B-C Long Hill Green and Town Hall Node (Business/Residential) and Art. II, Section 3.2.5.1 of the Town of Trumbull Zoning Regulations to include the properties at 7180 & 7192 Main Street and the property identified as Spring Hill Road C01-37. **File #21-01**

The applicant had requested that the application be withdrawn.

2. **Zone Change 7180 Main Street, 7192 Main Street and Parcel ID C01-37:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, are requesting a Zone Change from I-L2 Zone to B-C Long Hill Green and Town Hall Node (BC-LHG) pursuant to Art. II, Section 3.2.5.1 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-02**

The applicant had requested that the application be withdrawn.

3. **93 Porters Hill Road:** Applicant, Manuel DaSilva for Carla and Rui Moreira, is requesting a Special Permit to construct a 1,054 sq. ft. 1- bedroom Accessory Apartment in a Residence AA zone pursuant to Art. II, Sec. 1.2.2.7, of the Town of Trumbull Zoning Regulations. **File:#21-09**

Staff reported that the applicant was requesting a special permit to construct a 1,054 sq. ft. 1 BR accessory apartment. It meets all of the requirements for an accessory apartment. The Town Engineer remarked that as a condition of approval the applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

The applicant, Manuel DaSilva (8 Brookfield Drive, Shelton) representing the owners, Carla and Rui Moreira, remarked that he is seeking to construct a 1,054 sq. ft. addition for an accessory apartment in the rear of the existing dwelling for Carla's parents. The addition would not be visible from the road. DaSilva displayed and discussed the floor plan of the addition.

The Commissioners had no questions.

Public Comment:

None

Motion Made (Chory), Seconded (Deecken), and **unanimously carried** to close the public hearing for File #21-09.

Motion Made (Chory), Seconded (Deecken), to approve application File #21-09 with the condition that applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

Vote: 5-0 Motion Carried

- 4. 100 Corporate Drive:** Applicant, ABC Sign Corporation, is requesting a Special Permit to construct a 40 sq. ft. ground sign in an I-L2 Zone pursuant to Art. II, Section 4.2.7 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-10**

Staff reported that the signage would be for a multi-tenant condo building for which there is no current signage. He opined that this was necessary signage for the businesses

The applicant, Larry Bourque (ABC Sign Corporation, 125 Front Street Bridgeport), remarked that the business condo association was requesting the signage for both traffic and safety concerns so that the businesses could be more easily located.

The Commissioners felt that the signage was appropriate for the area.

Public Comment:

None.

Motion Made (Deecken), Seconded (Chory), and **unanimously carried** to close the public hearing for File #21-10.

Motion Made (Deecken), Seconded (Chory), to approve application File #21-10.

Vote: 5-0 Motion Carried

- 5. 54 Calhoun Avenue:** Applicant, Bindhu Susan Panicker, is requesting a Special Permit to import 1,500 cubic yards of fill to level off the back yard for personal use in a Residence A Zone pursuant to Art. IX, Art. X Sec. 3, and Art. XV of the Town of Trumbull Zoning Regulations in order to correct a Zoning Violation. **File:#21-11**

Staff reported that in February/March of 2020, trucks were observed bringing fill from a commercial development to the residential property at 54 Calhoun Ave. Town Staff visited the site and discovered a high mound with no erosion controls in place. Because it was in excess of 25 cubic yards, a Notice of Zoning Violation was issued on March 25, 2020. In March 2021, a Notice of Fines Due was issued. The applicant has submitted an Engineering plan for review. The neighbor at 50 Calhoun Avenue wants the fill removed and her property restored to its previous grades. The Town Engineer remarked that they would have to comply with soil erosion control and that the properties were connected because the grade had been changed.

The applicant's husband, Andre Cayo (54 Calhoun Avenue), presented some background regarding the fill project. He stated that 50 Calhoun Avenue initiated the project and wanted access through 54 Calhoun Avenue's driveway and yard to bring in the fill. They gave permission because they would also get fill for 54 Calhoun Avenue. After the Town of Trumbull issued the Notice of Violation, they

were required to either comply or return the property to the original state. They opted to comply. He stated that 50 Calhoun Avenue refused to sign the application and the homeowner claimed that she had nothing to do with the project. Cayo remarked that the survey covered both 50 and 54 Calhoun Avenue but had not been updated to reflect only 54 Calhoun Avenue because the Engineer was busy and could not supply a new survey.

The Commissioners discussed that both properties need to be in compliance because of the grading, the neighbors need to work together and the application should probably be continued. Cayo consented to a continuance.

Public Comment:

Kathleen Tighe (50 Calhoun Avenue) remarked that she has solely owned the property for 18 years and never had a conversation with Cayo about any fill. She stated that he must have been speaking with her ex-husband regarding the fill. She wants her property restored to its original state as she did not want the fill. She agreed to discuss a solution to the problem but did not want to incur any financial obligation

Cayo responded that he assumed that the ex-husband was the agent of Ms. Tighe as he started the fill project and he did all of the yard work.

The Commissioners felt that there was more than just a Zoning Violation issue and that they did not have enough information to move forward. Attorney Cordone recommended a continuance to the August meeting. In order to move forward, staff remarked that it would be helpful to hear from Mark Ochman (the Engineer), that discussion needs to occur between the neighbors to make any plan work and that Ochman needs to revise the survey.

Motion Made (Chory), Seconded (Deecken), to continue the public hearing for Application File #21-11 to the next Regular Meeting on August 18, 2021 at 7:00 p.m.

Vote: 5-0

Motion Carried

BOND RELEASE

1. Long Hill Fire District requests release of full landscaping bond for 5404 Main Street. **File:#17-13 CONTINUED TO 08/18/21**

REGULAR MEETING

PLANNER'S REPORT

The Town Planner announced that a community meeting to discuss the Trumbull Center Corridor would be held on June 23rd at 7:00 p.m. via Zoom to gather public input regarding the area. Librandi added that an additional meeting for the Boards and Commissions to meet with the consultant would be scheduled.

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the May 19, 2021 Planning and Zoning Regular Meeting.

Motion Made (Preusch), Seconded (D'Aquila), to approve the minutes from the PZC May 19, 2021 meeting.

Vote: 4-0-1 (Deecken)

Motion Carried

Motion Made (Deecken), seconded (Chory) and unanimously carried to adjourn the June 16, 2021 PZC Regular Meeting at 8:21 p.m.

Dated at Trumbull, CT this 23rd day of June, 2021.

By: Linda Finger, Clerk.