

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, AUGUST 26, 2020 MINUTES

The Planning and Zoning Commission held a Special Meeting on Wednesday, August 26, 2020 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Larry LaConte, Secretary
Anthony Chory
David Preusch, Alternate
Tony D'Aquila

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

ABSENT: Donald Scinto, Alternate

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

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

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

Chairman Garrity announced changes to the agenda. Item #3, Applicant, 7120 Main Street File #20-07, asked for the hearing to be continued. Motion was made and carried for the application to be continued to the next regular meeting scheduled for September 16th.

Also, under the 8-24 Referrals, Municipal Improvements Referral – (C.G.S. 8-24), report to the Town Council regarding a purchase by the Town of a parcel or parcels of land known as 16, 19, 26, 29 and 38 Hardy Lane, Trumbull, Connecticut had been withdrawn.

1. **123 Monroe Turnpike:** Applicant, Extra Flour LLC, is requesting a Special Permit to occupy 1250 sq. ft. of space in an Industrial Zone to operate a restaurant pursuant to Art. II, Sec. 4.2 and Art. XV, of the Town of Trumbull Zoning Regulations. **File #20-05**

Staff reported that applicant is seeking a Special Permit/Site Plan for a restaurant with a walk-in cooler and a patio for dining. Request is in an Industrial Zone and restaurant is allowed via a Special permit. Approval was granted from the Inlands & Wetland Commission for setback regulations.

Commissioner LaConte recused himself. Commissioner Preusch was seated as a voting member.

Nick Montanaro (989 Lakeside Drive, Bridgeport) was requesting to move the location of his restaurant to a more beneficial location since his lease expires in January 2021.

Commissioners asked about the size of the patio dining area and if it was designed to be a permanent addition. Staff replied that it meets all Town of Trumbull regulations. Chairman Garrity stated that a condition of approval would be that the patio and bollards would be subject to modification and final approval by town staff. Montanaro agreed to that condition.

Public Comment:

No one was present to speak for or against the application.

Motion Made (Chory), Seconded (Preusch), and **unanimously carried** to close the public hearing for File:#20-05.

Motion Made (Chory), Seconded (Preusch), to approve application File:#20-05.

Vote: 5-0 **Motion Carried**

- 2. 1056 Daniels Farm Road:** Applicant, Bridgeport Roman Catholic Diocesan Corp, is requesting a Special Permit to construct a 7,500 sq. ft. addition to the existing mausoleum pursuant to Art. II, Sec. 1.2 and Art. XV, of the Town of Trumbull Zoning Regulations. **File #20-06**

Staff reported that the applicant was requesting an expansion of the space which was approved in March 2019.

Ray Rizio, (1 Post Road, Fairfield) an attorney representing the Applicant, described the new design for the mausoleum which would expand from the previously approved 3,328 sq. ft. to 7,500 sq. ft. and would include 450 sq. ft. of open courtyard. This addition should satisfy demand for the next 10 years. Only directional signage might be needed.

Commissioners asked about landscaping plans. Chairman Garrity stated that a condition of approval would be for the Applicant to work with own staff to add flowering trees. Applicant agreed to that condition. Commissioner D'Aquila asked for directional arrows for traffic control to be used during funerals. Commissioner Silber inquired about the Seminary which had been approved. That Special Permit approval had expired since no work had been started within two years of approval.

Mr. Maurer asked that the applicant show in a report compliance with drainage regulations. Applicant agreed to that condition.

Public Comment:

Craig Hunter (1075 Daniels Farm Road), who lives across the street, expressed his support for the expansion. He would like additional screening and asked about the height of the new addition and visibility from Daniels Farm Road.

Commissioners continued discussion about landscaping around the addition as well as "softening" of existing landscaping. Mr. Rizio agreed to that condition. Commissioner D'Aquila asked about a

landscape drawing. Mr. Rizio referred to drawing A 101. Attorney Cordone clarified the process and explained that an amendment could be made if Commissioners disagreed with the plans.

Motion Made (LaConte), Seconded (Chory), to close the public hearing for File:#20-06.

Vote: 4-1 (D'Aquila) Motion Carried

Motion Made (LaConte), Seconded (Chory), to approve application File:#20-06 with the requirement that the applicant work with the Town Planner to add trees in front and rear of some flowering condition. Commissioners Chory and Silber will have some input and final authority to approve the landscape plan rests with the Town Planner. Applicant will also provide a drainage plan that shows compliance with Town regulations.

Vote: 4-1 (D'Aquila) Motion Carried with Conditions

3. **7120 Main Street:** Applicant, Amazon.com Services LLC, is requesting a Special Permit with a site plan to modify and restructure the parking area and traffic flow as previously approved in December 2019 pursuant to Art. II, Sec. 4.2 and Art. XV, of the Town of Trumbull Zoning Regulations. **File #20-07**

Motion Made (LaConte), Seconded (Chory) to continue application File:#20-07 to the next regularly scheduled meeting on September 16, 2020.

Vote: 5-0 Motion Carried

8-24 REFERRAL

Chairman Garrity explained the role of the PZC in 8-24 Referrals is to recommend or not recommend. The referrals are non-binding but have implications on the number of votes required when the Town Council votes on them.

1. Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding a purchase by the Town of easements for the construction and maintenance of a sidewalk and to install and maintain traffic devices and appurtenances along the Long Hill section of Main Street, Trumbull, Connecticut.

Mr. Maurer explained that a grant had been received for the construction of a sidewalk from Gisella to Whitney Avenue intersection for the west side of Main Street.

MOTION MADE (LaConte), seconded (Silber), and unanimously carried a **favorable recommendation** regarding a purchase by the Town of easements for the construction and maintenance of a sidewalk and to install and maintain traffic devices and appurtenances along the Long Hill section of Main Street, Trumbull, Connecticut.

2. Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding a purchase by the Town of a parcel or parcels of land known as 16, 19, 26, 29 and 38 Hardy Lane, Trumbull, Connecticut. **WITHDRAWN**
3. Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding a purchase by the Town of easements for the construction and maintenance of a sidewalk and to install and maintain traffic devices and appurtenances along Route 111, Trumbull, Connecticut.

Mr. Maurer explained that this was for a grant to improve Route 111 with a traffic light at the shopping plaza, an extension of the trail, a crosswalk and improvements to the plaza entrance.

MOTION MADE (LaConte), seconded (Silber), and carried a **favorable recommendation** by a Vote 4-0-1 (D'Aquila abstained due to insufficient information at the time) regarding a purchase by the Town of easements for the construction and maintenance of a sidewalk and to install and maintain traffic devices and appurtenances along Route 111, Trumbull, Connecticut.

BOND RELEASE

Mr. Librandi explained that the bonds have cleared their hurdles and should be released.

1. **54 Teller Road:** Angelina and Bob Killman request release of full bond. **File:#02-18**

Motion Made (LaConte), Seconded (Chory), to approve bond release for File #02-18.
Vote: 5-0 **Motion Carried**

2. **48 Teller Road:** Eleanor Guedes requests release of full bond. **File:#02-18**

Motion Made (LaConte), Seconded (Silber), to approve bond release for File #02-18.
Vote: 5-0 **Motion Carried**

3. **40 Academy Road:** Armando Costa requests release of full bond for 40 Academy Road.
File:#02-18

Motion Made (LaConte), Seconded (Chory), to approve bond release for File #02-18.
Vote: 5-0 **Motion Carried**

SETTLEMENT OF LITIGATION

Commissioners Garrity and LaConte and Attorney Cordone recused themselves. Commissioner Preusch became a voting member and Attorney Nugent presided. Vote was 4-0 at 8:30 p.m. to enter into Executive Session to discuss settlement to reduce the landscape bond for 2157 Huntington Turnpike. Present for the Executive session: Commissioners Silber, D'Aquila, Chory and Preusch, Attorney Nugent, Land Use Planner Rob Librandi and Town Engineer William Maurer. Vote was 4-0 at 8:44 p.m. to return to the Regular meeting.

1. Moorefield Farms Development LLC requests a reduction in the landscape bond for 2157 Huntington Turnpike from \$175,000. Docket # CV19-6092254: Moorefield Farms Development LLC v Trumbull P&Z Commission. **File:#19-20**

MOTION MADE (Chory), seconded (Preusch), and carried by a Vote 3-0-1 (D'Aquila) to approve settlement to reduce landscape bond to as recommended by Attorney Nugent for File #19-20.

Motion Made and unanimously carried to adjourn the August 26, 2020 PZC Special Meeting at 8:52 p.m.

Dated at Trumbull, CT this 2nd day of September, 2020.

By: Linda Finger, Clerk.