

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

THURSDAY, SEPTEMBER 3, 2020 MINUTES

The Planning and Zoning Commission held a Special Meeting on Thursday, September 3, 2020 at 7:00 p.m. via videoconferencing.

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

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

A quorum being present, Chairman Garrity called the meeting to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **5065 and 5085 Main Street:** Applicants, K&K Developers, Inc., Trumbull Shopping Center #2, LLC and WEA CT Houses LLC are requesting a Special Permit with a site plan to allow a proposed 260 unit multi-family residential community and associated site improvements pursuant to Art. II, Sec. 3.4, of the Town of Trumbull Zoning Regulations. **File #20-04**

Chairman Garrity opened the meeting by stating that this was the second meeting for this application. He thanked IT staff for their coordination in making the live and Zoom meeting happen.

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. He thanked staff for their efforts.

Chairman Garrity mentioned that this meeting was a continuation from the July 15th and August 19th meetings. He stated that staff questions on the Stormwater drainage plan resulted in modifications and also that input had been received from the City of Bridgeport and Town of Fairfield. Changes had been

made up until the day of the meeting. As a result, the application is not complete. He remarked that no public comment would be considered until finalized plans had been received.

John Knuff, Hurwitz, Sagarin, Slossberg, & Knuff (147 Broad Street, Milford CT), an attorney representing the applicants, K&K Developers, Inc., Trumbull Shopping Center #2, LLC and WEA CT Houses LLC discussed some changes that had been incorporated as a result of the Commission's concerns regarding left-hand turn, sidewalks, and bus stops.

John Schmitz, Civil Engineer with BL Companies (355 Research Parkway, Meriden CT), reviewed the three driveways to the development and changes that had been made. The Main Street driveway was changed to be only right in and right out. Chairman Garrity had questions concerning the operation of the gates.

Wayne Violette, Landscape Architect with BL Companies (355 Research Parkway, Meriden CT), discussed a perimeter walking path that was added to the proposed plans as well as enhancements to the pedestrian crosswalk to the mall. Commissioners presented additional concerns regarding the crosswalks. Violette also discussed some of the landscaping plans.

John Knuff read into the record an email from Ruth Fontilla supporting the project. That email is attached to these minutes.

Stanley Gniazdowski (remote), President of Realty Concepts Inc. (2514 Boston Post Road, Guilford, CT) performed a development tax analysis of the proposed apartment complex with input from the police, fire, EMS and school board. Using the Rutgers Study methodology, he determined that the complex would house 27 school age children. He estimated a next tax revenue (after municipal and town expenses) of \$910,000. Chairman Garrity asked Mr. Gniazdowski to list his variables for costs and revenues. Commissioners questioned the zero net impact to the Fire Department.

Steven Fluhr (remote), Rose Equities (1 World Trade Center NYC NY), discussed the future of the Westfield Trumbull Mall and the proposed development. Chairman Garrity asked him to explain how the proposed development would help the mall and what the next steps were going to be. He remarked that apartments would create new opportunities for the mall.

Attorney Knuff presented answers to the questions which Commissioners and staff posed at the July 15th meeting. The written response was posted with the agenda for this meeting on the Town of Trumbull website.

Chairman Garrity asked the Commissioners to raise any questions that they needed clarification on to be addressed before the next meeting. Issues mentioned included: bollards for the islands; raising the berms; adding a crosswalk; extending the crosswalk; assistance at the gates; and generators.

Chairman Garrity discussed the Stormwater Retention Plan and that concerns were expressed by the City of Bridgeport and Town of Fairfield. Details need to be worked out so that a complete plan can be presented.

Chairman Garrity canvassed the Commissioners about changing the meeting time to 7:00 pm going forward. Commissioners agreed to change the meeting time.

Motion Made (D'Aquila), Seconded (Silber), to continue the hearing on File #20-04 to a Special Meeting on September 24, 2020 at 7:00 p.m.

Vote: 5-0

Motion Carried

Motion Made (Silber), Seconded (D'Aquila) and unanimously carried to adjourn the September 3, 2020 PZC Special Meeting at 9:22 p.m.

Dated at Trumbull, CT this 11th day of September, 2020.

By: Linda Finger, Clerk.

Dear Planning and Zoning Commission:

I am writing in support of the application of The Residences at Main, before the Trumbull Planning & Zoning Commission to build 260 multi-family units at the Westfield Mall.

In 2018, Trumbull's Planning and Zoning Commission (P&Z) voted to approve a zoning change that would allow apartments to be built on land owned by the Westfield Trumbull Mall. This new "Mixed Use Design District" was approved in a bipartisan fashion by the Planning and Zoning Commission. Much of the rationale to approve the zoning change surrounded the challenges faced by the mall and if the mall failed, how it would negatively impact town services, including education.

I am a parent and active PTA member on our PTSA Council, who advocates for all of Trumbull schools and students. While I understand the concern about "overcrowding" our schools, the experience of Ten Trumbull supports the conclusion that luxury, multi-family communities that offer only one or two bedrooms (such as The Residences at Main) do not add a significant number of school age children to our schools. From what I understand, this is consistent with the analysis done by the Rutgers Study assessment, that The Residences at Main projects just over 25 school age children when fully rented.

Malls are in dire straits all around the country, but if Trumbull loses the revenue from the mall, it would be even more devastating to our schools than adding a few more students when they are rented. The Westfield Mall, as our biggest taxpayer, is an asset we need to protect. Diversification, like building The Residences at Main, has been a key for many malls to survive. I want Trumbull's Westfield Mall to survive in order to help all our students in the long run. And if the estimate from the National Association of Home Builders can be believed, these units can additionally bring about \$10 million for our local economy. For me, it seems clear; the benefits of having these units in Trumbull far outweigh the possible drain on resources a few dozen students joining our school systems might pose.

Thank you for your consideration,
Ruth Fontilla
42 Louis St