

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, SEPTEMBER 16, 2020 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, September 16, 2020 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Anthony Silber, Vice-Chairman
Larry LaConte, Secretary
Anthony Chory
David Preusch, Alternate (Voting member for Garrity)
Anthony D'Aquila
Donald Scinto, Alternate (phone)

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

ABSENT: Fred Garrity, Chairman

In the absence of Chairman Garrity and a quorum being present, Vice-Chairman Silber called the meeting to order at 7:04 p.m. Commissioner Preusch was seated as a voting member.

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.

1. **54 Cricket Lane:** Applicant, Elizabeth Constante, is requesting a Special Permit to establish an 835 sq. ft. 2 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:#20-08**

Staff reported that the accessory apartment meets all zoning requirements. The addition will connect with an existing porch which will be enclosed and heated and considered as living space.

Applicant Elizabeth Constante (54 Cricket Lane) presented her application for an accessory apartment which would house her parents.

Engineering remarked that, if approved, the applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

Public Comment:

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

Motion Made (LaConte), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File:#20-08.

Motion Made (LaConte), Seconded (Chory), to approve application File:#20-08 with the condition that the applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

Vote: 5-0 **Motion Carried with Conditions**

2. **225 Strobel Road:** Applicant, Jennifer Morawski, is requesting a Special Permit to establish a 550 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:#20-10**

Staff reported that the accessory apartment meets all zoning requirements. He requested that the breezeway between the two structures be heated to be considered living space. The accessory apartment would house the applicant's mother.

Commissioners' discussed the location of the apartment. It would not be above the garage but rather is a separate structure connected to the main dwelling by a breezeway.

Applicant Jennifer Morawski (225 Strobel Road) clarified that it is a pre-existing structure and that the breezeway is already enclosed and heated.

Public Comment:

No one was present to speak for or against the application

Motion Made (LaConte), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File:#20-10.

Motion Made (LaConte), Seconded (D'Aquila), to approve application File:#20-10.

Vote: 5-0 **Motion Carried**

3. **56 Commerce Drive:** Applicant, Make A Wish Foundation of CT Inc., is requesting a modification of their Special Permit / Site Plan to remove 9 parking spaces on the west side of the main parking lot. Pursuant to Art. II Section 4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #20-09**

Staff reported that this was a minor modification to the Special Permit/Site Plan which was approved in November 2019. The 9 parking spaces are far from the building and parking requirements would still be met.

Sara Sharp, (147 North Broad Street, Milford) an attorney representing the applicant, clarified that the approved plan had 61 spaces. They are requesting a reduction to 52 spaces which exceeds the requirement of 41 spaces.

Vice-Chairman Silber wanted to know the reason for the change. Ms. Sharp explained that the reduction would enable them to stay within the existing space and save funds which would instead be used for granting wishes.

In response to Commissioner Chory's question about parking spaces, Joe Lenahan, (56 Quarry Road, Trumbull) a Civil Engineer with Fuss & O'Neill, explained where the 9 parking spaces were proposed.

Public Comment:

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

Motion Made (Chory), Seconded (LaConte), and **unanimously carried** to close the public hearing for File:#20-09.

Motion Made (Chory), Seconded (LaConte), to approve application File:#20-09.

Vote: 5-0 **Motion Carried**

- 4. 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**

Staff reported that applicant went before the Police Commission on September 8th and received a positive referral. The major modifications to the Special Permit/Site Plan which was approved in December 2019 include the entering of the vans into the building and the exiting from the site. There are no physical changes. Town Engineer agreed that the application represented an improvement in traffic flow.

Ray Rizio, (1 Post Road, Fairfield) an attorney representing the Applicant, remarked that the modifications represented an improvement to the existing plans. The proposed changes would alleviate traffic jams on the site. Also, the lower main Street driveway would become right turn only onto Main Street. No left turns would be allowed at that driveway. No changes are proposed to the building, only changes to traffic flow.

Commissioner LaConte questioned why changes were needed to reconfigure the traffic flow and why they had not been anticipated previously. Rizio explained that with an existing building and a new use, optimal traffic patterns don't often manifest until after put into operation.

Public Comment:

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

Motion Made (D'Aquila), Seconded (Chory), and **unanimously carried** to close the public hearing for File:#20-07.

Motion Made (D'Aquila), Seconded (Chory), to approve application File:#20-07.

Vote: 5-0 **Motion Carried**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the August 19, 2020 Planning and Zoning Regular Meeting.

Motion Made (LaConte), Seconded (D'Aquila), to approve the minutes from the PZC August 19, 2020 meeting.

Vote: 5-0

Motion Carried

Acceptance of the Minutes from the August 26, 2020 Planning and Zoning Special Meeting.

Motion Made (LaConte), Seconded (D'Aquila), to approve the minutes from the PZC August 26, 2020 meeting.

Vote: 5-0

Motion Carried

Vice-Chairman Silber thanked staff for the CT Federation of Planning & Zoning newsletter. Commissioner LaConte suggested that consideration be given to having a workshop regarding new rules.

Motion Made (D'Aquila), seconded (LaConte) and unanimously carried to adjourn the September 16, 2020 PZC Regular Meeting at 7:58 p.m.

Dated at Trumbull, CT this 23rd day of September, 2020.

By: Linda Finger, Clerk.