

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
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**PLANNING AND ZONING COMMISSION**

**THURSDAY, SEPTEMBER 24, 2020 MINUTES**

The Planning and Zoning Commission held a Special Meeting on Thursday, September 24, 2020 at 7:00 p.m. via videoconferencing.

**MEMBERS PRESENT:** Fred Garrity, Chairman  
Anthony Silber, Vice-Chairman  
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  
Rina Bakalar, Economic and Community Development Director

**ABSENT:** Larry LaConte, Secretary

A quorum being present, the Chairman called the meeting to order at 7:11 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**

As Commissioner LaConte was absent, Commissioner Preusch was seated as a voting member.

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 presented the process for the evening: the Applicant to address questions and changes made since the last meeting; Questions & Answers from Commissioners; Staff input; and Public Comment. If a subsequent meeting would be needed, it would be Zoom only as all documents would have been presented.

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 changes that had been made since the previous meeting. He referenced the letter submitted regarding the drainage report. He remarked that the project complied with all Stormwater drainage standards and reduced the rate of runoff and the volume of runoff.

William Maurer, Town Engineer, remarked that BL Companies provided all documentation needed to review compliance with Stormwater regulations. He remarked that the area of his concern showed a 15% reduction in volume. It more than meets the regulations.

Attorney Knuff presented modifications made to the intersection of the ring road and main access road. He provided answers to the questions which Commissioners and staff posed at the September 3rd meeting. The written response was posted with the agenda for this meeting on the Town of Trumbull website. Discussion ensued regarding the walking paths, crosswalks, especially the southern crosswalk, and beautification enhancements.

Commissioners and staff were asked to present their concerns, questions and comments. Commissioner Silber discussed the island and a continuous walkway. Commissioner D'Aquila expressed his observations regarding the crosswalks. Commissioner Chory mentioned his concerns about having someone available 24/7 to resolve issues with the gates. Commissioner Preusch asked for clarification regarding the crosswalks. Town Planner, Rob Librandi, asked about the crosswalks and landscape enhancements. Commissioner D'Aquila asked for clarification of the left hand turn from Main Street. Attorney Knuff replied that it had been eliminated. Commissioner Silber expressed his support for uniformity and continuance of sidewalks and crosswalks.

Chairman Garrity opened the floor to public comment and informed the public how to participate.

Rina Bakalar, Economic and Community Development Director, spoke about the impact of the project on the mall, economic development, and housing diversity.

Vice-Chairman Silber read the names of those submitting letters in opposition to and in favor of the application. All letters had previously been posted online with the agendas and entered into the record.

Commissioner D'Aquila expressed concerns about ADA compliance and student pickup/drop-off. Discussion ensued about school bus stops and their access to private roads. Attorney Knuff responded that if the Trumbull School District wanted school buses to access private property, then they would not object.

Attorney Knuff addressed questions regarding the driveway from the ring road to the community, a continuous walkway, and landscaping near the crosswalks.

Commissioner Chory reiterated his concerns regarding the school buses stopping on Main Street.

Attorney Knuff thanked staff for their efforts and made his final remarks regarding compliance with the regulations and listening and reacting to suggestions from various departments in Trumbull.

**Public Comment:**

No one spoke for or against the application.

**Motion Made** (Silber), Seconded (Preusch), and **unanimously carried** to close the public hearing for File:#20-04.

Chairman Garrity canvassed the Commissioners to determine their preference to begin deliberations at this meeting or reconvene to deliberate at a subsequent meeting. Commissioners agreed to reconvene on October 1<sup>st</sup> at 7:00 p.m. for a work session via Zoom to deliberate on this application. The Public would be able to observe but there would be no public input. Chairman Garrity thanked staff for their efforts in coordinating these meetings.

**Motion Made** (Silber), Seconded (Chory) and unanimously carried to adjourn the September 24, 2020 PZC Special Meeting at 8:47 p.m.

Dated at Trumbull, CT this 1st day of October, 2020.

By: Linda Finger, Clerk.