

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

THURSDAY, OCTOBER 1, 2020 MINUTES

The Planning and Zoning Commission held a Special Meeting on Thursday, October 1, 2020 at 7:30 p.m. via videoconferencing.

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

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: Donald Scinto, Alternate

A quorum being present, the Chairman called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

WORK SESSION

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**

Attorney Cordone read into record an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that as this was a work session and that the public hearing was closed, there would be no public comment at this meeting. He stated that the agenda and all application materials had been posted 24 hours in advance on the town website. He reminded everyone to identify themselves before speaking and asked that votes be taken by roll call.

Chairman Garrity instructed Vice-Chairman Silber to read the prepared motion and stated that he would then give an overview before beginning deliberations. Vice-Chairman Silber stated that the reason for approval was that the Commission found that the information presented at the public hearing demonstrated substantial evidence that the application meets all requirements of the Zoning Regulations.

Motion Made (Silber), Seconded (D'Aquila), to approve Application File #20-04 with the following conditions:

1. Posting of a Landscape Bond in an amount not to exceed \$250,000 as determined by the Town Planner.
2. Submission of a Soil Erosion Control Bond and third-party site monitor in accordance with the requirements of the Town Engineering Department.
3. Applicant must pay connection or other fees as required by Trumbull WPCA approval.
4. Applicant must maintain, including snow removal, all interior and exterior sidewalks in perpetuity at Applicant's cost.
5. Applicant must attend a preconstruction meeting with all Town permitting officials prior to any site disturbance.
6. Applicant to install park benches (minimum five foot length) with cement/brick pads as follows:
 - A minimum of five benches within the property, location as approved by the Town Planner.
 - A minimum of two benches along walkway connecting the property to the shopping mall, location as approved by the Town Planner.
7. Applicant must allow school buses or similar vehicles to enter the property, if permitted by Trumbull Board of Education, and will provide any documentation reasonably requested by Trumbull Board of Education for said purpose.
8. Applicant must allow shuttle buses or similar means of transportation, provided by the Town or other government agencies, to enter the property to provide senior citizens and/or disabled residents transportation from the property to the shopping center or other destinations.

The effective date to be October 14, 2020.

Chairman Garrity reiterated the purpose, intent and duty of the Commission in regards to this application. He remarked that decision on a high density housing project on this property was decided almost two years when language was passed to allow it. The application should be measured against the regulations as they currently exist and if it meets the specifications of the regulations. He gave accolades to the Commissioners and Town staff for their efforts over the multiple meetings as well as to the applicants for making modifications and improvements in response to Commissioners' concerns. However, he was not impressed with the market plan regarding expenses since it lacked detail.

Specifically, police and fire department costs would not be zero. He mentioned positives of the project such as changes in traffic flows resulting in increased safety, shortening the esplanade and aesthetic improvements.

Chairman Garrity asked Commissioners and staff to present their input regarding this application. Attorney Cordone queried Commissioner LaConte as to whether or not he had watched the tape from the last meeting since he was absent from it. Commissioner LaConte replied in the affirmative. Therefore, Commissioners voting on the application would be Garrity, D'Aquila, Chory, Silber and LaConte.

Commissioner Chory requested clarification regarding bus access on the private roads. He reiterated his major issue with school bus pickup and stopping traffic on Main Street. He also mentioned concerns regarding the grade steepness of the steps, inadequate effort to maintain the character of Main Street, difficulty turning around at the Main Street entrance, and zero cost to the Fire Department. Vice-Chairman Silber presented his observations including no indication of a long-term plan, the project doesn't integrate with the site, uncertainty about demand, and appearance of a high quality development. He acknowledged that it meets the regulations as approved two years ago. Other positives mentioned include supporting largest taxpayer, generating new revenue and housing diversification. Discussion ensued regarding extending the footpath as far as possible around the perimeter and the landscaping and lighting to the main entrance roadway as well as installing service call boxes. Chairman Garrity presented an overview of the application and its impact on the mall. He remarked that the applicant made changes based upon the input of the Commissioners.

Rina Bakalar, Economic and Community Development Director, clarified that they are tenants of the mall for 10 years and then they can purchase. Rob Librandi, Land Use Planner, remarked that the mall has been purchasing property in that area over the years. William Maurer, Town Engineer, remarked that he was satisfied with the changes and work done regarding Stormwater management.

Commissioner D'Aquila addressed some of Commissioner Chory's concerns, especially regarding ADA compliance and school bus safety issues. He also had those concerns but no longer does.

Chairman Garrity remarked that the decision making process is driven by an existing regulation and should be the deciding factor in making a decision.

Motion Made (D'Aquila), Seconded (Silber) to amend the original motion to include the following three conditions:

1. Applicant must make every effort to complete the interior walk path for the entirety of the property, where feasible, as reviewed and approved by the Town Planner and Town Engineer.
2. Applicant must install a help button or other call option to a property manager on both call boxes in the front and the rear gates, to be reviewed and approved by the Town Planner.
3. Applicant must extend the landscape enhancements along the entire Mall side of the development from the high side by the gym to the center esplanade of the main access road to the Mall, to be reviewed and approved by the Town Planner.

Vote: 5-0

Motion Carried

Vote on original motion as amended

Vote: 3-2 (Chory, LaConte)

Motion Carried with conditions.

Motion Made (Silber), Seconded (Chory) and **unanimously carried** to adjourn the September 24, 2020 PZC Special Meeting at 8:20 p.m.

Dated at Trumbull, CT this 8th day of October, 2020.

By: Linda Finger, Clerk.