

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, NOVEMBER 17, 2021 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, November 17, 2021 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Anthony Chory, Secretary
Anthony D'Aquila
Rich Deecken
David Preusch, Alternate

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

ABSENT: Don Scinto, Alternate

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

PLEDGE OF ALLEGIANCE

Chairman Garrity remarked that the agenda was significantly reduced as all three of the Special Permit applications on the agenda had asked for continuances to the next scheduled meeting. The Commission then proceeded to vote on the continued applications – Text Amendment File #21-17, 6540 Main Street File #21-18 and 101 Merritt Boulevard File #21-21 – as a group.

Attorney James Cordone, the Town Attorney, presented an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that the agenda and any supporting application materials had been posted 24 hours in advance of the meeting. He reminded everyone to identify themselves before speaking and asked that votes be taken by roll call if not a unanimous decision.

8-24 REFERRAL

1. Municipal Improvements Referral – (C.G.S. 8-24). Report to the Town Council regarding the sale of Town owned properties 2 South Edgewood Avenue, 93 Church Hill Road, 85 Church Hill Road and 77 Church Hill Road, with deed restrictions that limit the use of the properties to single-family residential dwellings.

Attorney Cordone remarked that the 8-24 Referral was to provide a favorable or non-favorable recommendation to the Town Council regarding the sale of the properties. If a non-favorable recommendation is returned, then the Town Council can overturn with a 2/3 vote.

The Commission discussed the purchase of the properties by the Town about 5 years ago and each Commissioner expressed his thoughts on the pros and cons of selling the properties now.

Cordone remarked, as a representative of the Town, that the intent of the Deed Restriction is to restrict the use of the property to single family use. He also mentioned that the properties are in varying condition and will be sold “as is.” Each contract will be subject to approval by the Town Council.

MOTION MADE (D’Aquila), seconded (Silber), for a **favorable recommendation** regarding the sale of Town owned properties 2 South Edgewood Avenue, 93 Church Hill Road, 85 Church Hill Road and 77 Church Hill Road, with deed restrictions that limit the use of the properties to single-family residential dwellings.

Vote: 3-2 (Chory, Deecken)

Motion Carried

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **Text Amendment:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, request a text amendment to Art. II, Sec. 3.1.4: B-C Long Hill Green and Town Hall Node (Business/Residential) and Art. II, Sec. 3.1.8 of the Town of Trumbull Zoning Regulations to permit multi-family dwellings on properties with lot frontage and direct traffic access to Route 25, north of its intersection with Route 111. **File #21-17**
2. **6540 Main Street:** Applicant, Michael Cerreta, is requesting a modification of their Special Permit/Site Plan to update the entrance only curb cut to a full access curb cut in a BC Zone pursuant to Art. IV, Sec. 4 and Art. XV of the Trumbull Zoning Regulations. **File #21-18**
3. **101 Merritt Boulevard:** Applicants, Courtyard 10 LLC and Trumbull Merritt 101 LLC, are requesting to subdivide the property located at 101 Merritt Boulevard in an IL-3 Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File #21-21**

Motion Made (Silber), Seconded (D'Aquila), to continue the public hearing for Application Files #21-17, #21-18 and #21-21 to the next Regular Meeting on December 15, 2021 at 7:00 p.m.

Vote: 4-1 (Deecken) Motion Carried

BOND RELEASE

1. Woodside Trumbull requests release of full Erosion & Sediment Control bond for 2300 Reservoir Avenue. **File #18-19**

Rob Librandi, Town Planner, reported that Engineering requested release of the bond. They visited the site and the development is past the point of requiring any erosion and sediment controls,

Motion Made (Deecken), Seconded (D'Aquila), to release the full Erosion & Sediment Control bond for 2300 Reservoir Avenue Application File #18-19.

Vote: 5-0 Motion Carried

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the October 20, 2021 Planning and Zoning Regular Meeting. Garrity abstained as he was not present at the October 20th meeting.

Motion Made (Deecken), Seconded (D'Aquila), to approve the minutes from the PZC October 20, 2021 Regular meeting.

Vote: 4-0-1 (Garrity) Motion Carried

Acceptance of the Minutes from the November 08, 2021 Planning and Zoning Special Meeting. Deecken and D'Aquila abstained as they were not present at the November 8th meeting. Preusch voted for Deecken as he was present at the meeting.

Motion Made (Silber), Seconded (Preusch), to approve the minutes from the PZC November 08, 2021 Special meeting.

Vote: 4-0-2 (Deecken, D'Aquila) Motion Carried

Motion Made (Deecken), Seconded (Chory) and unanimously carried to adjourn the November 17, 2021 PZC Regular Meeting at 7:39 p.m.

Dated at Trumbull, CT this 19th day of November, 2021.

By: Linda Finger, Clerk.