

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – **WEDNESDAY, August 20, 2014**

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, August 20, 2014 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall.

AGENDA

PRE-APPLICATION REVIEW (7:00 p.m.)

Potential adaptive reuse application to establish professional office at 2950 Nichols Avenue.

PUBLIC HEARING

(7:30 p.m.)

SPECIAL PERMIT/SITE PLAN APPROVAL

Application #14-20 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6 Special Permit to establish a professional medical office, as an adaptive reuse of a pre-existing historic structure.

Application #14-26 – MGM Properties
6528 Main Street

Pursuant to Art. II, Sec. 3.2 and Art. XIII to construct a 9,280 sq. ft. two-story retail/office building with associated signage, parking and site improvements.

Application #14-27 – CH Commerce Drive Management, LLC
60 Commerce Drive

Pursuant to Art. XV, Sec. 1 Special Permit to renovate building façade.

ZONING AMENDMENT

Application #14-18 – Amending of Art. II, Sec. 1.1.4, 1.2.4 and 1.3.4 to permit pole mounted lights at athletic fields on land owned by non-profit secondary schools. Petitioner: Raymond Rizio, Esq., Agent for Bridgeport Roman Catholic Diocesan Corp. HEARING CONTINUED FROM JUNE 18, 2014

Application #14-28 – Amending of Art. I, Sec. 3.92 (Definitions) Lot Frontage; Art. I, Sec. 4.2.4 (Abandonment by Non-Use); Art. I, Sec. 5.2.2 (Fences and Walls to the Rear of a Lot); Art. II, Sec. 1.1.2.4, 1.2.2.4 and 1.3.4.4 (Recreational Structures); Art. II, Sec. 1.1.2.9, 1.2.2.9 and 1.3.2.9 (Tag Sales/Estate Sales); Art. II, Sec. 4.1.4, 4.2.4 and 4.3.4 (Special Permit Uses in Industrial Zones); Art. III, Sec. 1 (Minimum Box Dimensions of Building Lots); Art. VII, Sec. 16 (Medical Marijuana Dispensary Facilities); Art. VII, Sec. 17 (Medical Marijuana Production Facilities); Art. XIII, Sec. 4.7 (Business Window Signs) and Art. XIII, Sec. 4.8 (Tag Sale Signs). Petitioner: Planning and Zoning Commission

Application #14-29 – Amending Sec. 4 of the Subdivision Regulations pertaining to prerequisites for proposed subdivisions on dead end/cul-de-sac streets. Petitioner: Planning and Zoning Commission

REGULAR MEETING

Request for Bond Release

Application #98-91 – Country Builders, LLC
Clinton Street Extension

Acceptance of Minutes

Accept minutes of the June 18, 2014 Regular Meeting and the Special Meeting of August 6, 2014.

Pending Applications

Consider and act on applications from tonight's Public Hearing.

Westfield Trumbull Report

Presentation by Westfield Trumbull and staff on the mall's plans for the mitigation of landscaping, lighting and noise issues impacting adjacent property owners.

Planner's Report

By: _____
Helen Granskog
Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or
hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**