

**Planning and Zoning
Department**
Telephone: (203) 452-5047
Fax: (203) 452-5169



Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING & ZONING COMMISSION

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: SPECIAL MEETING – WEDNESDAY, July 20, 2016

The Planning and Zoning Commission will hold a Special Meeting on Wednesday, July 20, 2016 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall.

AGENDA

PUBLIC HEARING

Special Permit/Site Plan

Application #16-18 – Brinsmade Associates, LLC
965 White Plains Road

Pursuant to Art. II, Sec. 3.1.4, Special Permit/Site Plan approval to construct 21,813 sq. ft. one-story retail building, including 2 drive-throughs, within a B-C Commercial Zone.

Subdivision

Application #16-14 – Merry Go Round Properties, LLC & Tate & Associates, LLC

Re-subdivision plan, dated 4/25/16, prepared for Merry Go Round Properties; 2 lots with street address of 151 Strobel Road. HEARING CONTINUED FROM JUNE 22, 2016

Zoning Amendment

Application #16-15 – Amending of Art. II, Sec. 2.1.3.7 (a) and (b) of the zoning regulations of the Town of Trumbull to increase number of lots that may be consolidated in a Professional Office Overlay Zone and permit a gross floor area not to exceed 18% of the total area of combined lots, for parcels exceeding one acre in size with frontage on a state highway. Petitioner: 4950 & 5010 Main Street, LLC
HEARING CONTINUED FROM JUNE 22, 2016

Work Session

Municipal Improvement

Pursuant to CGS 8-24 consider and act on P&Z referral to Town Council regarding proposed acquisition by the Town of Trumbull of the following properties to allow for additional municipal services and connection to the Pequonnock River Trail.

93 Church Hill Road
85 Church Hill Road
77 Church Hill Road
2 South Edgewood Avenue

Planner's Report

Discussion and review of current parking regulations.

By:  _____
Helen Granskog, Clerk

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

**PROPOSED AMENDMENT TO
ARTICLE II SECTION 2.1.3.7.:**

7. Consolidation of two (2) or more preexisting lots, ~~both~~ having been previously included in the Planned Office Overlay Zone, is permissible. ~~No more than two lots may be consolidated.~~ In the case of ~~two~~ consolidated lots, the new structure proposed for professional office use shall be limited in size to the larger of either:

a. 2,900 square feet (in terms of net useable square footage as defined by the tax assessor) ~~[ADD]; or~~

b. no more than 20% larger (in terms of net useable square footage as shown on tax assessor's records) than the average size of the two residential structures adjacent to (on either side of) the subject property or the two residential structures located closest to the subject property if that property is located on a corner lot ~~[ADD];...provided however, if the area of the combined lots exceeds one acre and the parcels have frontage on a state highway, the gross floor area of any buildings or other structures to be constructed shall not exceed 18% of the total area of the combined lots.~~