

TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – **WEDNESDAY, OCTOBER 19, 2011**

The Planning and Zoning Commission will hold a regularly scheduled meeting on Wednesday, October 19, 2011 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

AGENDA

PUBLIC HEARING

SPECIAL PERMIT

Application #11-20 – ABC Sign Corporation,
20 Trefoil Drive

Pursuant to Art. II, Sec. 4.2.7 and Art. XIII, Special Permit to replace a pole sign and install 2 new driveway entrance signs. HEARING CONTINUED FROM SEPTEMBER 21, 2011

Application #11-21 – Aris Land Studio, LLC, Agent for Svetlana Weisman
73 Sturbridge Lane

Pursuant to Art. IX, Sec. 2(d) & 5, Special Permit to import fill in excess of 25 cubic yards. HEARING CONTINUED FROM SEPTEMBER 21, 2011

Application #11-24 – ABC Sign Corporation
61 Monroe Turnpike

Pursuant to Art. II, Sec. 4.2.7 and Art. XIII, Special Permit to install wall identification signage.

Application #11-25 – Trumbull Shopping Center #2, LLC, WEA Connecticut Houses, LLC and Ten Asian Bistro of Trumbull, LLC
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. II, Sec. 3 and Art. XIII, Special Permit to enlarge exterior entryway, install exterior identification signage and create outdoor dining area along with associated site improvements.

Application #11-26 – Aegis Atlantic, Agent for Peets Coffee & Tea
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. II, Sec. 3 and Art. XIII, Special Permit to install exterior identification signage.

Application #11-27 – Quarry Road Lot 2, LLC
100 Quarry Road

Pursuant to Art. II, Sec. 4.2.6, 4.2.7; Art. IV, Sec 4 and Art. XIII, Special Permit modification to realign existing parking facility and construct additional parking spaces, erect 4'-8"x8' monument sign along with associated site improvements.

Application #11-28 – 41 MT RR, LLC; 41 MT PD, LLC; 41 MT HK, LLC
41 Monroe Turnpike

Pursuant to Art. II, Sec. 3, Special Permit to construct 25,000 sq. ft. indoor athletic facility/fitness center and 4,100 sq. ft. restaurant.

Application #11-29 – 43 Monroe Turnpike, LLC
43-53 Monroe Turnpike

Pursuant to Art. II, Sec. 3, Special Permit to construct an 8,500 sq. ft. retail building and a 8,300 sq. ft. automobile repair and service facility.

LIQUOR LOCATION

Application #11-30 – Ten Asian Bistro of Trumbull, LLC
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. VII, approval of proposed location for a Restaurant Liquor Permit.

REGULAR MEETING

Approval of Minutes

Accept minutes of the September 21, 2011 regularly scheduled meeting.

Lot Line Revision

Properties located at 41 & 51 Monroe Turnpike

Pending Applications

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

By: _____
Clerk of the Commission

**COMMISSION MEMBERS PLEASE NOTIFY THE CLERK AT (203) 452-5044
OR HGRANSKOG@TRUMBULL-CT. GOV., IF YOU ARE UNABLE TO
ATTEND**

OCTOBER 19, 2011 PLANNING AND ZONING COMMISSION STAFF REPORT

Hearing Items.

1. YMCA Signage, 20 Trefoil Drive

The applicant has requested that this item be continued to allow them time to revise their plans after their original proposal was not approved by the Zoning Board of Appeals

2. Fill and Renegotiation at 73 Sturbridge Lane

This proposal includes a fill and revegetation/landscaping project utilizing approximately 190 cubic yards of fill. Neighbors have expressed concerns about this project's impacts on the drainage pattern in the neighborhood.

The proposal was continued from the September P&Z meeting to allow the Town Engineer to comment on the project's drainage impacts on the subject property and surrounding properties. The Engineer will provide his comments at the meeting.

3. Wall sign at 61 Monroe Turnpike

The wall sign proposed has been modified since an earlier proposal for a larger sign was not approved by the Zoning Board of Appeals. The sign now proposed is within the size limitation for wall signs in the Zoning Regulations in the IL-2 zone (slightly under the 32 square foot limit).

4. Ten Asian Bistro at Trumbull Mall, 5065 Main St.

This is a proposal for outdoor seating, façade alterations, a revised entryway and exterior identification signs for a restaurant at the Westfield Trumbull Mall. The signs are in conformance with zoning regulations applicable to the Mall and the outdoor seating area appears well screened. No other planning issues have been identified so approval is recommended.

5. Wall sign for Peets Coffee & Tea at Trumbull Mall, 5065 Main St.

Outdoor seating and a new entrance for this facility were approved by P&Z on September 21, 2011. On October 5, 2011 the Zoning Board of Appeals approved a minor variance allowing the proposed exterior wall sign (allowing it to be located slightly closer to the property line than the Town's sign regulations allow). There are no other planning issues associated with this proposed sign so approval is recommended.

6. Revised parking and landscaping plans for 100 Quarry Road

This is a request for modifications to previous approvals for property at 100 Quarry Rd. including the existing Bow Tie Cinemas Marquis 16 and an approved, but not yet built, medical office building. Modifications are proposed to the parking lot that is intended to serve both buildings (adding 33 parking spaces), adding a pedestrian walkway and a concrete generator pad, realigning landscaping, enhancing an existing detention basin, and adding parking lot lighting and a 37.3 square foot ground sign to serve the medical building.

This proposal would improve and enhance the previously approved project and received conditional approval by the Inland Wetlands Commission on Sept. 6, 2011. The Town Engineer has not identified any outstanding issues with the proposal.

Zoning regulations limit a ground sign for the medical office building to a maximum of approximately 38.5 square feet (one half square foot for each 1000 square feet of this nearly 77,000 sq. ft. building.) and a minimum 20 foot setback is required. The proposed 37.3 square foot monument sign would have a 22 foot setback from the property line and is in conformance with all applicable requirements.

7. 41-53 Monroe Turnpike

This is a request for a lot line revision and a special permit for several commercial/retail buildings on the north side of Monroe Turnpike north of Old Mine Road. A previously approved project for this site included an assisted living facility and other uses that were never built.

Project Description

The proposal includes a 25,000 square foot health/fitness club, a 4100 square foot free standing restaurant, an 8450 square foot retail shopping center, an 8300 square foot auto repair/tire sales facility and a landscaped parking area to serve this project. This property is located entirely within the B-C zone. The proposed uses are all permitted in this zone. An earlier proposal to include 8 residential units above the retail has been dropped although Sheets A 104 and A 105 in the revised submittal still list residences.

Lot Line Adjustment

No planning or engineering issues have been identified with the lot line adjustment. Therefore, this portion of the application can be handled administratively with signatures indicating approval from the Planning Commission Chairman, Town Planner, Zoning Enforcement Officer and Town Engineer and should not need to be heard by the full Commission.

Parking

The overall project would contain 322 parking spaces which is in excess of the required amount of parking needed for the proposed uses per the Institute of Traffic Engineers Parking Generation Manual.

Architecture

Each of the elements of this project has a unified architectural theme with similar use of thin stone, brick and tile roofs on each building. The most embellished building is the restaurant although that will not be visible from Monroe Turnpike (faces inward into parking lot). Commissioners should ask to see a color rendering of the rear of the restaurant that will be visible from the road. Applicants should be asked to describe/explain the architectural theme.

Site Plan

Pedestrian connections between the uses on the site and to adjacent properties appear to be minimal and should be improved. Placement of the free standing restaurant near the vehicular entrance to the property results in a somewhat awkward vehicular circulation system although this has been addressed to some extent in the latest revised plans.

The placement of the front entrance and façade of the restaurant facing into the parking lot results in the rear of the restaurant facing the road which may be unsightly. The proposed restaurant patio will face into a portion of the parking lot.

Since there is only one access into and out of the overall project, users of the tire store/auto repair facility will have to drive through the restaurant/retail parking area to reach this facility which may be somewhat awkward.

Buffering from the adjacent townhome project to the north with slopes and landscaping should be discussed.

Landscape and Grading Plan

As of the time this report is being written (October 12) the most recent landscape plan provided to the Tree Warden did not match the most recently submitted site plan and a revised landscape plan was being prepared. The Tree Warden had suggested that more grassy areas be included in the landscape plan. The proposed site plan and landscaping plans indicate extreme grading along the north edge of the proposed project. The Town Engineer should be asked to comment on this grading.

Comments from Town Engineer and Tree Warden

The Tree Warden and Town Engineer are still reviewing the project and intend to comment on the latest site plan, landscape plan and grading plan prior to the October 19th P&Z meeting. Comments will be forwarded to the Commission and applicants by e-mail when they are received.