

**PLANNING AND ZONING**  
**June 20, 2012**

The Planning and Zoning Commission held a regular meeting on Wednesday, June 20, 2012 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman  
Arlyne Fox, Vice-Chairman; Fred Garrity and alternates  
Steven Mahlstedt and Don Scinto

Also Present: Jamie Brätt, Director of Planning and Development

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

In the absence of Commissioner Deecken and Commissioner Silber, alternates Steven Mahlstedt and Don Scinto were designated at the fourth and fifth voting members for tonight's meeting.

The meeting began with an announcement that Application #12-10, Joseph Voll, 6523 Main Street, has been withdrawn.

The Director of Planning requested the Commission's consideration to add the following items to the agenda.

1. Request by American Sign to replace an existing wall sign and install an additional identification sign to the Marriott Hotel, 180 Hawley Lane.
2. Potential amendments to Art. I, Section 3.41 pertaining to the definition of a deck.
3. Potential amendments to Art. II, Sec. 1.1.2.4 pertaining to deck standards.
4. Potential amendments to Art. II, Sec. 3.2 pertaining to minimum road frontage and lot size within the Long Hill Green B-C Zone

MOTION MADE (Fox), seconded (Mahlstedt) and unanimously carried (Chory, Fox, Garrity, Mahlstedt, Scinto), to add the aforementioned items to the agenda.

The proposed identification signage at the Trumbull Marriott was addressed.

Jamie Brätt advised that two identifying building signs are proposed. One of the two would replace the existing sign, which received P&Z approval in 2007. The Director noted that only a single exterior sign is permitted by right and advised further that both signs slightly exceed the maximum size allowable.

Representatives from American Sign approached the Commission to provide further clarification. The proposed lighting would differ, as the new signage would be lit internally, as opposed to being indirectly lit from the ground. They stressed that both signs would only be visible from inside the property and would not be seen from the road.

Upon inquiry, the stated purpose was to upgrade to a better look and provide a more energy efficient lighting system.

MOTION MADE (Garrity), seconded (Scinto), to approve the proposed two slightly oversized Marriott identification signs, as presented.

The Commission determined the proposal to be minor in nature in that there was only interior visibility and that neither sign would be seeable from the road or any surrounding areas. The positive energy saving aspect was also noted.

The Director of Planning summarized the complications that have arisen relative to building standards within the Long Hill B-C zone, which resulted in application #12-10 having to be withdrawn.

As the regulations pertaining to this zone do not address minimum lot size or road frontage, these areas default to B-C requirements, which the subject application failed to meet. Jamie Brätt advised that text amendments will be needed to make existing properties within this zone usable. Further editing is also required to eliminate the discrepancy within the regulations relating to the maximum building height within B-C zones.

It was agreed that the Town Planner prepare language addressing the aforementioned issues in time for presentation at the next scheduled public hearing (August 15, 2012).

In regards to Application #12-10 the following motion was made.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried to waive any reapplication fees relative to the resubmission of Application #12-10.

The final item for discussion was the zoning prohibition on enclosed decks. The Director of Planning informed that the prohibition was added with the adoption of the 2008 regulations. A sampling has revealed that enclosed porches are not uncommon in most residential areas. Jamie Brätt also noted that screened-in gazebos, of significant size, are permitted on properties without P&Z approval. Members of the Commission indicated that the original intent of the prohibition was to avoid enclosed decks becoming living area.

There was general agreement that valid points have been raised to support the uplifting of the prohibition. The Planning Director agreed to present recommended language at the August meeting.

Commissioner Fox commented that construction has not yet begun on the proposed storage facility at the corner of Spring Hill and Cutlers Farm Road and the area is now becoming an eyesore. Jamie Brätt will look into the status of the Special Permit to determine if time limitations have been exceeded.

### **Approval of Minutes**

MOTION MADE (Mahlstedt) and seconded (Fox) to approve the minutes of the Special Meeting of May 8, 2012 and the Regular Meeting of May 16, 2012, as recorded.

Vote: In Favor (4): Chory, Fox, Garrity, Mahlstedt – Abstention (1): Garrity (was not present for the Special Meeting).

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Scinto to adjourn.

The June 20, 2012 meeting of the Planning and Zoning Commission adjourned at 8:30 p.m. with unanimous consent.

As there is no meeting scheduled for the month of July, the next meeting of the Planning and Zoning Commission will be held on Wednesday, August 15, 2012 in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission

