

PLANNING AND ZONING
November 14, 2012

The Planning and Zoning Commission held a regular meeting on Wednesday, November 14, 2012 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Arlyne Fox, Vice-Chairman; Richard C. Deecken, Secretary
Fred Garrity, Tony Silber (arriving at 7:42 p.m.) and alternates Steven Mahlstedt,
Don Scinto and Jeffrey Williams

Also Present: Jamie Brätt, Director of Planning and Development
Mario Coppola, Town Attorney and William Maurer, Engineering Department

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning and Zoning Commission.

A quorum being present the Chairman called the meeting to order at 7:35 p.m.

PUBLIC HEARING

SPECIAL PERMIT

Application #12-27 – Stephen Parisi
46 Johnson Street

Pursuant to Art. II, Sec. 1.3.2.7 Special Permit to construct addition for use as an in-law accessory apartment.

The applicant, Stephen Parisi, was the presenter.

The submitted plan indicated a proposed 1,178 sq. ft. accessory apartment. A 162 sq. ft. open deck as well as a 192 sq. ft. screened porch was also indicated.

The Town Planner confirmed that the proposal complies with standards, as they are set forth in the application.

A letter from the Town Engineer was read for the record listing his recommendations for approval.

Public Comment

Catherine Hulbert of 7 Histon Road, the abutting property owner to the rear, spoke in opposition. Ms. Hulbert took issue to size of the addition, which she contended would have negative impact to both her view and property value. A letter outlining her concerns was submitted for the record.

Mr. Parisi responded that he would be willing to provide landscaping buffering to lessen the impact to Ms. Hulbert's property.

ZONING AMENDMENT

Application #12-24 – Amending of Art. II to add Sec. 2.6 to establish an Assisted Living Facility (Industrial) Zone. Petitioner: The Continuum Company

ZONE CHANGE

Application #12-25 – Amending the zoning map and the zone boundaries of the Town of Trumbull to change from I-L2 Zone to Assisted Living Facility (Industrial) Zone a parcel of land located at 2415 Reservoir Avenue containing 4.43 acres. Petitioner: The Continuum Company

SPECIAL PERMIT

Application #12-26 – The Continuum Company
2415 Reservoir Avenue

Pursuant to Art. II, Sec. 2.6 Special Permit to Construct a 121 unit assisted living facility.

The Chairman announced that Applications #12-24, #12-25 and #12-26 would be heard concurrently, as they are interrelated.

Commissioner Scinto recused himself from participation, as he has a business relationship with the property owner.

Attorney John Fallon represented the applicant.

The proposal was to establish an assisted living facility in an industrial zone located on Reservoir Avenue. The proposed zone and text changes will be required in order for the project to move forward.

The submitted plan indicated a 168 bed, 121 unit assisted living operation on property consisting of 4.41 acres. The complex will consist of a three story building and a seconded two story structure. Mr. Fallon noted that the population over 85 is the fastest growing demographic and that among senior housing options, assisted living was listed the most preferred long-term care option for seniors.

The applicant's representative described the proposal as being well located with no negative impact to the surrounding traffic pattern.

The project engineer, Jerry Schwalbe, came forward and provided an overview the project's design and proposed drainage system. Susan Wright, of Gruzch Samton Architects, NYC, reviewed illustrations of the building's design, which indicated an English manor type façade. Green roofs and walking paths were also shown.

The following three letters, which were submitted relative to this application, were then read for the record. The positive response received from the Greater Bridgeport Regional Council with their recommendations relating to setbacks and buffering. A letter from the Town Engineer outlining his recommendations relative to bonding as well as protocol regarding submission of traffic and drainage plans. The third letter submitted by the Town Tree Warden recommended a \$285,000 landscape bond to insure that landscaping improvements are met.

John Fallon responded that all recommendations received would be acceptable to his client. He concluded his presentation describing the proposal as a significant upgrade to the Reservoir corridor with positive economic benefits to Trumbull.

The Town Planner provided input received from the Engineering Department, Fire Marshal, Police Department, Health Department and the Building Department with no major problems being noted.

At a question concerning lighting and signage, the applicant's representative responded that no lighting trespass would occur and that a signage plan would be brought back for approval at a later date.

Public Comment

Ronald Bucci, 31 Bunker Hill Road and Tony Daquila of 29 Valley View Road spoke in opposition commenting that the proposal compromises the concept of industrial zones. Mr. Bucci noted that two senior facilities already exist on Reservoir Avenue with a combined 15% vacancy rate.

Attorney Fallon responded that the existing establishments are not classified as assisted living facilities.

Following the Public Hearing for Applications #12-24, #12-25 and #12-26 Commissioner Scinto rejoined the meeting.

Application #12-28 – RDR 5520, LLC
5520 Park Avenue

Pursuant to Art. II, Sec. 3.1 Special Permit to construct a 120,260 sq. ft. outpatient center and a 10,000 sq. ft. standalone daycare facility.

Attorney Raymond Rizio was the presenter. The Commission was informed that the proposed daycare facility has been eliminated from this proposal. Mr. Rizio submitted the following for the record: Site illustrations, certified mailing receipts to adjacent property owners, copy of the zoning regulations, pertaining to this property.

The property consists of 7.19 acres and is located in a B-C Zone. Access is from Park Avenue. The property currently houses a medical office building and a radiation and oncology building. The applicant proposes to construct a 120,260 sq. ft. outpatient center. This is the second phase of an overall site development project which includes a 571 space 4 story parking garage on the Bridgeport portion of the site.

Attorney Rizio advised that the proposal complies with all zoning requirements, which pertain to this project.

Channing Harris of Towers Golde, New Haven provided a detailed overview of the proposed landscape design. Mr. Harris also addressed the proposed lighting which would be situated on 20' lighting poles and shielded to prevent light trespass. The majority of lighting would be shut off at approximately 8:00 p.m. when the buildings are mostly unutilized.

Greg Sheply of Sheply Bulfinch addressed the engineering aspects; with Erick Lindquist of Tighe & Bond spoke to the proposed drainage plan. Joe Balskus of Tighe & Bond presented a detailed traffic analysis

which included significant improvements to Park Avenue intersections, within the area of this project, and a roundabout to slow traffic. Mr. Balskus advised that the plan needs town approval from Bridgeport, Fairfield and Trumbull with the State having the final say.

The final presenter was Norman Roth of Bridgeport Hospital who provided information as to vital services to cancer patients this proposal will provide.

Attorney Rizio concluded that this state of the art building will be able to provide all oncology services to the area. The project will bring major road improvements and reduce the number of parking spaces which currently exist along the area of abutting neighbors.

The Town Planner informed that the Special Permit meets zoning requirements and that a separate application for signage will be required.

In response to Ms. Brätt's questions concerning the height of the sound wall and truck delivery. Mr. Sheply informed that the wall would be 12' in height and attached to the building. Deliveries would be approximately once a week with no large trucks being utilized.

Prior to the close of the Public Hearing the following three letters were read for the record. An appraisal of the property conducted by Stephen Hodson, President of Greater Real Estate and Appraisal Network, Inc. which indicated no further market value impact to neighboring properties. The last two letters provided recommendations the Town Engineer and the Tree Warden regarding bonding.

Attorney Rizio indicated agreement to the proposed bonding recommendations.

Public Comment

In Favor: Steve Jakab, 22 Firehouse Road; Brian Jones, 100 Flint Street; Paul Deregt, 27 Turkey Meadow Road; Kathy Coarse, 160 Canoe Brook Road. All praised the wonderful services the outpatient clinic would provide.

Opposed: Judy Iacovetti 189 Plattsville Road; Victor Vardinelli 99 Plattsville Road; John Cleary, 46 Waller Road Bridgeport; Ed Card 182 Plattsville Road; Emanuele and Maria Basile, 115 Plattsville Road. Opposition centered on the negative impact to their residential area.

Attorney Rizio responded that the proposal lessens the impact to the residential area with the creation of a 350' buffer as well as the parking area being redirected away from these adjoining homes

This concluded the Public Hearing.

Due to the late hour it was agreed to take up the remaining agenda items at a Special Meeting at a date to be announced.

A motion was then made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn. The November 14, 2012 meeting of the Planning and Zoning Commission adjourned at 11:50 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk