

**PLANNING AND ZONING**  
**December 18, 2013**

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, December 18, 2013 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman  
Richard C. Deecken, Secretary  
David W. Preusch, Tony Silber and alternate  
Don Scinto

Also Present: Jamie Brätt, Director of Planning and Development  
Glen Chalder of Planametrics

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 located in the Trumbull Town Hall.

A quorum being present the meeting was called to order at 6:30 p.m.

In the absence of Commissioner Garrity alternate Don Scinto was designated the fifth voting member for tonight's meeting.

**AGENDA**

**Election of Officers**

Office of Chairman

MOTION MADE (Deecken) and seconded (Preusch) to nominate Anthony Chory for the position of Chairman.

There being no further nominations Commission Chory unanimously elected Chairman of the Planning and Zoning Commission.

Office of Vice-Chairman

MOTION MADE (Scinto) and seconded (Silber) to nominate Fred Garrity, Jr. for the position of Vice-Chairman.

MOTION MADE (Preusch) and seconded (Chory) to nominate Richard Deecken for the position of Vice-Chairman.

Commissioner Deecken unanimously elected Vice-Chairman of the Planning and Zoning Commission.

Office of Secretary

MOTION MADE (Preusch) and seconded (Scinto) to nominate Fred Garrity for the position of Secretary.

MOTION MADE (Deecken) and seconded (Preusch) to nominate Tony Silber for the position of Secretary.

Commissioner Silber unanimously elected Secretary of the Planning and Zoning Commission.

P&Z Representative to IWWC

MOTION MADE (Preusch) and seconded (Silber) to appoint Commissioner Deecken as the P&Z representative to IWWC.

There being no further nominations Commissioner Deecken appointed unanimously to the position of P&Z representative to the IWWC.

### **Schedule 2014 Meeting Dates**

MOTION MADE (Deecken), seconded (Scinto) and unanimously carried to accept the 2014 Planning and Zoning Commission meeting dates, as presented.

## **WORK SESSION**

### **Discuss and Refine POCD Draft**

Glen Chalder of Planametrics participated in tonight's discussion.

The objective of tonight's dialogue was to complete the POCD editing and review process.

The agreed upon revisions were noted by both Mr. Chalder and the Town Planner. Upon inquiry, Mr. Chalder indicated that the editing of the document would be finished by the end of December. Once completed, the final draft will then be submitted to the Town Council and the Regional Planning Agencies for their review and comments.

Discussion broke-off at 7:30 p.m. to allow for the scheduled Public Hearing. Review and editing resumed upon completion of the public portion of the meeting.

## **PUBLIC HEARING**

### **LIQUOR LOCATION PERMIT**

Application #13-35 – Al's Warehouse, LLC  
51 Monroe Turnpike

Pursuant to Art. VII, approval of proposed location for a retail liquor package store.

The prospective tenant, Alan Vertuzzi, conducted the presentation.

With a Twist received approval for a liquor location at this site in August of 2012. A re-application has been necessitated due to the liquor location not being occupied within six months of approval, as required under the regulations.

The Town Planner advised that the re-submittal meets with all zoning requirements.

This concluded the Public Hearing.

## **REGULAR MEETING**

Discussion on POCD Draft (continued)

A review of each page of the document resumed with the following motion being made upon completion.

MOTION MADE (Deecken), seconded (Preusch) and unanimously carried to:

1. Schedule a Public Hearing for March 12, 2013, on the proposed POCD reflecting the changes as discussed and approved by the Planning and Zoning Commission on the scheduled meetings of December 4, 2013 and December 18, 2013; and
2. Comply with State Statute requirements and provide notice to the Trumbull Town Council and Regional Planning Agencies by January 3, 2014.

### **Request for Bond Release**

Application #12-14 – 140 Monroe Turnpike, LLC  
140 Monroe Turnpike  
Landscape Bond

The applicant's letter of request and the Town Tree Warden's recommendation for a partial bond release were read for the record.

MOTION MADE (Silber), seconded (Scinto) and unanimously carried to reduce the landscape bond for Application #12-14, to an amount of \$25,000.00, as per the recommendation of the Town Tree Warden.

### **Grant Application**

Jamie Brätt provided an overview on the demographic data, as it applies to the term "Affordable Housing" and the grant incentive being offered by the State for the creation of Incentive Housing Zones (IHZ).

The grant provides funding, to municipalities, for technical assistance in the planning and establishment of these zones. Ms. Brätt advised that creation of Incentive Housing Zones will allow for more control on how affordable housing is to be developed.

With no potential downside being indicated, the following motion was made.

MOTION MADE (Silber), seconded (Preusch) and unanimously carried to endorse the proposed resolution for submission of a grant application for the State's Housing for Economic Growth Program.

### **Acceptance of Minutes**

MOTION MADE (Deecken), seconded (Scinto) to approve the minutes of the regular meeting of November 20, 2013, as recorded.

Vote: In Favor (3): Deecken, Scinto, Silber - Abstention (2): Chory, Preusch (not in attendance).  
MOTION CARRIES

MOTION MADE (Deecken), seconded (Silber) and unanimously carried to approve the minutes of the Special Meeting of December 4, 2013, as recorded.

### **Pending Applications**

Application #13-35 – Al's Warehouse, LLC  
51 Monroe Turnpike

MOTION MADE (Deecken), seconded (Silber) and unanimously carried, to approve Application #13-35, as presented and plans submitted.

There being no further business to discuss a motion was made by Commissioner Deecken and seconded by Commissioner Silber to adjourn. The December 18, 2013 meeting of the Planning and Zoning Commission adjourned at 8:35 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, January 15, 2014 at 7:30 p.m. in the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Administrator/Clerk