

PLANNING AND ZONING
March 12, 2014

The Planning and Zoning Commission held a Special Meeting on Wednesday, March 12, 2014 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Vice-Chairman,; Tony Silber, Secretary (7:20 p.m.)
David Preusch and Don Scinto, Alternate

Also Present: Jamie Brätt, Director of Planning and Development

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.

With a quorum being present, the Chairman called the meeting to order at 7:10 p.m.

The purpose of tonight's Special Meeting was to hold a Public Hearing to allow for public comment on the final draft of Trumbull's revised Plan of Conservation & Development, prior to its adoption.

PUBLIC HEARING

Chairman Chory began the discussion with an overview of the project's timeline, which began in May of 2012. Based on community input and numerous meetings held by this Board the final draft of the document is now complete and is being presented here tonight for public review.

Mr. Chory informed that the POCD provides guidelines as to what the future vision for Trumbull is perceived to be. The document will also offer direction, when reviewing land use applications.

Glenn Chalder of Planametrics, the plan's consultant, came forward and gave a power point presentation on the document's main components, which were defined as Town Character, Development Patterns, Business Development, Residential Development, Natural Resources, Open Space and Parks, Community Facilities/Utilities and Transportation. Mr. Chalder detailed the Plan's key recommendations for each of these components.

The Town Planner informed that both the Trumbull Town Council and the Valley Council of Governments Regional Planning Commission have endorsed the Plan. The suggestions submitted by the Greater Bridgeport Regional Council were discussed and considered. There was agreement that the recommendation pertaining to incentivizing the use of pervious pavement in industrial zones had merit and that language would be added to address this. There was also consensus that the text extend to commercial zones, as well.

Commissioner Silber restated his concerns regarding the limited parking situation at 150 Monroe Turnpike and requested that a re-evaluation of the current parking requirements be included within the text. The Town Planner and Mr. Chalder agreed to provide language on this issue.

Public Comment

Tony D'Aquila, 29 Valley View Road came forward and thanked all those involved for the time and effort put forth in the preparation of this document.

Mr. D'Aquila provided recommendations pertaining to transportation, community facilities and utilities, business/residential development and natural resources. He also recommended that an independent audit of the Town's emergency service agencies be conducted to determine, if these departments have sufficient resources. Suggestions specific to the Planning Zoning Commission and the zoning regulations were also expressed. A written list of Mr. D'Aquila's recommendations was submitted for the record.

This concluded the Public Hearing.

In conjunction with the POCD project, a Planning and Zoning Design Guidelines document was created. The purpose of the document was to provide commercial developers with guidelines as to the town's preferred architectural designs.

It was noted that the visual designs contained within the document are based on feedback received from an on-line visual preference survey, which was made available to the community.

Comments from the Commission included recommendations relative to road frontage setbacks, signage and extending the design guidelines to multi-unit developments.

Following discussion it was agreed that a sub-committee be formed to review and consider the recommendations offered by the Town Planner and Commission members. The Committee will follow-up with the submission of a second draft for review. The sub-committee will consist of Jamie Brätt, Mr. Preusch, Mr. Deecken and Mr. Silber.

There being no further business to discuss a motion was made by Commissioner Silber and seconded by Commissioner Scinto to adjourn. The March 12, 2014 Special Meeting of the Planning and Zoning Commission adjourned at 8:32 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Administrator/Clerk

