

**Planning & Zoning Special Meeting
August 6, 2014**

The Planning and Zoning Commission held a Special Meeting on Wednesday, August 6, 2014 in the Community Room of the Trumbull Library Main Branch, 33 Quality Street, Trumbull, CT.

Members Present: Anthony Chory, Chairman
David Preusch
Fred Garrity
Don Scinto, Alternate

Also Present: Jamie Bratt, Director of Planning and Development

Commission Update

The following is a brief summary of the meeting, a complete digital recording is 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 6:30 p.m. He stated that the purpose of tonight's meeting is to review the concerns discussed by the Commission in their last meeting regarding Lower Main Street and also to obtain feedback from its consultant for this study, BFJ Planning, located in New York. Chairman Chory introduced the staff of BJJ Planning (Jonathan Martin, Simon Kates & Isabel Aguirre).

Mr. Martin gave an overview of BFJ's findings and what they plan to accomplish tonight in the public meeting. Based on site visits, GIS, and the recently adopted Plan of Conservation & Development, BFJ confirmed that Lower Main Street is a transition zone and an important gateway to Trumbull. BFJ advised that while the location is ideal for zoning redevelopment in some regards, zoning parameters, the size and configuration of the lots and the land values have contributed to a general lack of new development in the zone. Mr. Martin noted that tonight's public meeting will help establish common goals and initiate guidelines from which BFJ will propose recommendations. Mr. Martin also suggested that the Board may consider altering the land use regulations if needed and indicated that case studies from other municipalities will be considered. Increase in traffic, ingress/egress issues, quality of life and property value impact were noted as chief concerns stated by the residential community during previous public hearings.

Commissioner Preusch restated his concerns regarding the development of Lower Main Street regarding the adjacent neighborhoods and limitations for parking, size of buildings, the challenges facing developers and the realty of the market.

Commissioner Garrity noted the density limitations in combining two lots from a developer perspective and Mr. Martin supported his observations, suggesting that although Trumbull's Overlay Zone is well written, alterations need to be considered by the Board if assemblage of multiple lots is a goal.

There being no further business to discuss, Commissioner Chory and seconded by the Board, adjourned the meeting at 7:15 p.m

Community Workshop

At 7:30 p.m., Planning & Zoning Chairman Chory began the community workshop by thanking everyone for coming and introducing the staff of BFJ Planning who presented their observations of Lower Main Street. A hard copy and digital copy of this Power Point presentation are available for review through the Planning & Zoning office.

Mr. Martin of BFJ Planning explained that not only are existing conditions and regulations important in the planning process, but stressed that this community's vision and contributions are a vital aspect in the planning stages.

BFJ reported their observation that the immense tree canopy is an important identifiable gateway feature for the two distinct areas of Trumbull - the Westfield property and the predominantly residential community. Significant traffic issues, the lack of pedestrian walkways, parking, the financial practicality of combining two lots that face investors given the current POOZ regulations, retaining the character of the adjacent neighborhoods, and the challenges of developing the odd shaped lots are issues that need to be taken under consideration. He also added noted that BfJ Planners will be consulting with Kim Morque from Spinnaker Realty Associates who is their development expert and a traffic study would also be conducted, before creating recommendations for the area to the Planning & Zoning Commission.

At 8:00 p.m., the assembly broke into three groups for table discussions, each group consisting of a P&Z Board and a BFJ staff member and residents. The discussion focused on the strengths, weaknesses, opportunities and threats to Lower Main Street. At 9:00 p.m. each group presented their feedback, many with recurring themes. Mr. Martin then requested a second table discussion, this time asking the groups to provide guidelines of how their vision of Lower Main Street should be accomplished. At 9:30 after the second presentation, Commissioner Chory adjourned the community workshop and noted that the compiled results of the night's meeting will be shared at a follow-up meeting to be held on August 27th at 7:30 p.m. in the same location. Jamie Bratt, Director of Planning & Zoning, expressed her appreciation for everyone's candid thoughts and noted that diversion of opinions is a good thing – an essential part of the Town's planning process.

Respectfully submitted,

Gail Andreyka
Administrative Assistant