

PLANNING AND ZONING COMMISSION
November 19, 2014

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, November 19, 2014 in the Council Chambers of the Trumbull Town Hall.

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

Also Present: Jamie Brätt, Director of Planning and Development
William Maurer P.E. Engineering Department
Vincent Marino, Town Attorney

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 7:00 p.m.

Pre-Application Review

Potential Special Permit application to raise existing steeple at Holy Trinity Lutheran Church,
406 White Plains Road to accommodate telecommunication equipment.

Attorney Kenneth Baldwin presented on behalf of Verizon Wireless. Mr. Baldwin indicated that the purpose of the proposed new facility was to resolve ongoing coverage and capacity problems.

As the area in question is primarily residential, an effort was made to utilize an existing structure to meet objectives.

After exploring several potential site locations, agreement has been entered into with Holy Trinity Church to utilize the existing steeple located there.

Design options were reviewed by the contract architect, Doug Roberts of Hudson Design Group. He advised that he will be working alongside the church architect on this project. Mr. Roberts indicated that the plan was to extend the steeple 18' to a height of 57.6'. He noted that the antennas would be situated inside of the bell tower.

A 12'x24' equipment center, architecturally constructed to blend in with the church design, would be included as part of the project.

The applicant's representatives were reminded of the historic nature of this site and were asked to keep this in mind in the design process. Suggestion was also made that the extension be distinguished in a manner separate from the existing tower.

It was further recommended that the proposed applicant make an effort to address any safety issues that the surrounding property owners may have.

Commissioner Preusch made known that he was the original architect on the church design and that he would consult with the Town Attorney whether there would be a conflict for him to participate in the hearing of a formal application.

PUBLIC HEARING

Announcement was made that Application #14-35 (Daniels Farm Road, LLC, 16 lot subdivision, 147 Daniels Farm Road) has been withdrawn from consideration and will be re-submitted at a future date.

Chairman Chory then advised that a request has been issued for a continuance on the pending bond release for Application #10-05 (6 Cutlers Farm Road).

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to continue action on the bond release for Application #10-05 until the next regularly scheduled meeting.

ZONING AMENDMENT

Application #14-33 – Amending of Art. I, Sec. 3.145 (Definitions) and Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4 (Special Permit Uses) of the zoning regulations of the Town of Trumbull to include seminaries, as a permitted use in a residential zone. Petitioner: Bridgeport Roman Catholic Diocesan Corporation.
HEARING CONTINUED FROM OCTOBER 15, 2014

Attorney Raymond Rizio came forward representing the applicant. Amended language addressing the issues discussed at last month's meeting pertaining to buffering requirements and basis for approval depending on proposed location were reviewed.

There was consensus that further modifications which would differentiate setback requirements between locations next to residential structures and those next to cemeteries were appropriate. The applicant's representative indicated agreement to proposed recommendations.

Letters from the GBRC and Valley Council of Governments, indicating no objections, were then read for the record.

SPECIAL PERMIT/SITE PLAN APPROVAL

Application #14-36 – Kennedy Center, Inc.
2440 Reservoir Avenue & Booth Road

Pursuant to Art. II, Sec. 4.2.4 Special Permit to construct a 30'x50' garage/storage facility with associated parking and further site improvements.

Bill Carbone of Spath-Bjorklund Associates came forward. The subject parcel abuts Booth Road, an underdeveloped paper road, and Woodside Avenue.

The proposed 1,500 sq. ft. addition would provide needed additional storage space. Mr. Carbone advised that the extension of the parking area would bring the parcel into conformance with parking requirements. Emergency access has been coordinated with, and approved by, the Fire Marshal.

The Town Planner confirmed, with the required variances now in place, the proposal meets with zoning requirements.

The applicant's representative was made aware of the requirements for approval as submitted by the Town Engineer. Mr. Carbone indicated that all stated stipulations have been addressed.

This concluded the Public Hearing.

REGULAR MEETING

Municipal Improvement

Ed Lavernoich, Economic & Community Development Director presented a proposed charitable donation of real estate known as 225 Booth Hill Road owned by Krzystof Zera. Due to the vast wetland area on site, the property would need to be maintained as open space. Mr. Lavernoich advised that the proposal to be consistent with the Plan of Conservation and Development, which encourages open land acquisition.

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to recommend Town Council approval of the charitable donation of property known as 225 Booth Hill Road.

Request for Bond Release

Application #98-91 – Country Builders, LLC
Clinton Street Extension
Landscape Bond

The letter, issued by the Town Tree Warden, recommending that the bond not be released was read into the record.

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to deny the release of the bond for Application #98-91, as per the recommendation of the Town Tree Warden.

Application #12-04 – Digital Realty
60&80 Merritt Boulevard
Landscape Bond

Per the recommendation of the Town Tree Warden, the following motion was made.

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve the release of the landscape bond, in its entirety, for Application #12-04, as per the recommendation of the Town Tree Warden.

Approval of Minutes

MOTION MADE (Deecken), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to accept the minutes of the October 15, 2014 regular meeting, as recorded.

Pending Applications

Application #14-33 – Amending of Art. I, Sec. 3.145 (Definitions) and Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4 (Special Permit Uses) of the zoning regulations of the Town of Trumbull to include seminaries as a permitted use in a residential zone. Petitioner: Bridgeport Roman Catholic Diocesan Corporation.

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to MODIFY AND APPROVE Application #14-33, as follows (**modified language in bold**):

Art. II – Sections 1.1.4.4, 1.2.4.4, 1.3.4.4

4. Churches and other places of worship, including parish houses and Sunday school buildings; non-profit primary and secondary schools; and buildings housing personnel affiliated with said churches and schools. In addition, buildings in existence on the effective date of this amendment and used as housing for such affiliated personnel, may be converted to housing for students attending such schools and located on the same property as the school buildings. No building used for student housing shall be located closer than one hundred (100) feet from any property line, **except that seminary buildings may be built on property that is adjacent to a cemetery that is affiliated with the seminary or associated house of worship. The Commission may require a landscaped buffer up to twenty (20) feet from any side yard or rear yard for student housing and/or seminaries if the Commission deems it necessary to minimize impact on abutting properties. No building used for student housing and/or a seminary may be within one hundred (100) feet from any residential property line containing a residence** on an abutting property. Permanent and temporary light poles for lighted fields on non-profit secondary school property shall be permitted for school related purposes only, provided:

Art. I – Section 3.145 (Added Definition)

145. Seminary: An educational institution, which prepares students to be priests, ministers, or rabbis. The seminary may include housing for full-time seminary students.

Application #14-36 – Kennedy Center, Inc.
2440 Reservoir Avenue & Booth Avenue

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-36, as presented subject to the Town Engineer's recommendations for approval as stated in his letter dated 11/19/14.

Planner's Report

Jamie Brätt presented the completed Lower Main Street Design Study generated by BFJ Planning. Among their recommendations were the removal of this area from the POOZ and adoption of regulations that would encourage medium density residential development on the east side of lower

Main St. Also recommended, was maintaining the single-family residential properties within the study area and streetscape improvements.

The Town Planner emphasized that the findings were only exploratory and that no action would be taken at this time. Current regulations pertaining to this area are still in effect.

Executive Session

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to enter into Executive Session for the purpose of holding discussion on pending litigation.

The Commission along with Attorney Vincent Marino entered into Executive Session at 8:25 p.m.

The regular meeting reconvened at 9:15 p.m.

There being no further business to address a motion was made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn. The November 19, 2014 meeting of the Planning and Zoning Commission adjourned at 9:16 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on December 17, 2014 at 7:30 p.m. in the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk

