

PLANNING AND ZONING
April 29, 2015

The Planning and Zoning Commission held a Special Meeting on Wednesday, April 29, 2015 in the Long Hill Room of the Trumbull Town Hall.

Members Present: Richard Deecken, Chairman
Anthony Chory, Vice-Chairman; Tony Silber, Secretary
David Preusch and alternates Kenneth Martin, Jr.,
Don Scinto

Also Present: Vincent M. Marino, Town Attorney
Jamie Brätt, Director of Planning and Development

A quorum being present the Chairperson called the meeting to order at 7:00 p.m.

The purpose of tonight's Special Meeting was to review current Planning and Zoning procedures, particularly as they relate to public noticing for text amendments and zone changes.

Upon motion made (Chory), seconded (Silber) and unanimously carried the meeting was opened for discussion.

Jamie Brätt advised that applications for zoning amendments are only noticed through a legal ad published in the Connecticut Post and on the agenda posted on the town's website. Direct notification to property owners is not required.

Several Commissions commented that they have some difficulty with the noticing process particularly when the amendment pertains to a specific site and will be closely followed by an application for a Special Permit. There have been numerous complaints from the public that they were not aware of the regulation change until they were notified of the application for a Special Permit that is based on the amendment.

Discussion continued as to how direct noticing of the Public Hearing, to adjoining properties that may be impacted by a proposed text change, could be accomplished. One option, brought up for consideration, was to have any amendment, proposed by a private entity, submitted simultaneously with an application for Special Permit. Only the Planning and Zoning Commission would be able to propose a regulation change without a Special Permit submission.

Comment was made that the plans attached to a special permit application are costly and, in the event the proposed amendment were denied, could prove a burdensome expense for an applicant. The Town Planner suggested that submission of a conceptual site plan could be a more cost effective option.

The Town Attorney advised that there are surrounding communities who have language within their regulations that speak to this issue. He is also aware of another town who addresses it through a conceptual process. Staff and counsel agreed to look into how the issue is addressed by surrounding towns and report back with viable options for the Commission's review.

Other points brought up for future consideration were as follows.

Require that plans for commercial projects be submitted on a PDF flash drive to allow for public viewing on the Town's website.

Establish architectural review as part of the application process.

Chairman Deecken made note of several areas within the regulations that require clean-up due to the current language being either outdated or not applicable. He also commented that the text within Art. V, Sec. 9, pertaining to approval curb cuts, is vague and needs to be clarified, as to who the designated agent is. The Town Planner agreed to prepare the appropriate revisions for review. . . .

Public Comment

John Williamson, 1137 Daniels Farm Road commented that more detailed information needs to be provided to ensure that citizens are aware of, and have an understanding of, what projects are being proposed. He also asked that adequate time be given for residents to review and react to applications

There being no further business to address the April 29, 2015 Special Meeting of the Planning and Zoning Commission adjourned at 8:30 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk