

PLANNING & ZONING
November 18, 2015

The Planning & Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, November 18, 2015 in the Council Chambers of the Trumbull Town Hall.

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

Also Present: Jamie Brätt, Director of Economic and Community Development
Vincent M. Marino, Town Attorney
William Maurer, Assistant Town Engineer

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.

Voting members for tonight's meeting were as follows: Chairman Deecken, Anthony Chory, Fred Garrity, David Preusch, Tony Silber and Don Scinto (Alternate for Chairman Deecken for Application #15-39 only).

With a quorum being present, the Chairperson called the meeting to order at 7:35 p.m.

The meeting opened with a request from the Town Attorney to move the agenda to hear Pending Litigation out of order.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to open discussion on agenda item St. Joseph High School, Inc. VS Trumbull Planning and Zoning Commission.

Pending Litigation

The Memorandum of Decision, in the matter of St. Joseph's High School, Et Al VS Trumbull Planning and Zoning Commission, was distributed.

Attorney Marino advised that, at this point in time, discussion and/or action on this matter be tabled as an appeal of the Superior Court's decision has been taken to the Appellate Court by a third party intervener.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to table discussion and/or action on the Memorandum of Decision pertaining to Application #14-30 pending a ruling by the Appellate Court.

PUBLIC HEARING

SPECIAL PERMIT

Application #15-37 – Maria Labaredas
5218 Main Street

Pursuant to Art. II, Sec. 1.3.7 and Art. XIII, Special Permit to install 6 sq. ft. non-illuminated identification sign on 6' post.

The applicant came forward and depictions of the proposed signage were reviewed. The site plan showed the property as being located on the corner of Main Street and Edison Road.

Attorney Labaredes advised that the purpose of the signage was to identify the location of her law office to the general public. The sign will not be lit and would be positioned facing Main Street. Upon inquiry, the applicant indicated that there are no other signage or business venues proposed for this site.

Jamie Brätt confirmed that the proposal complies with the zoning regulations as they pertain to signage within a residential zone.

The public hearing for Application #15-37 was then concluded and action was taken as follows:

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried to approve Application #15-37, as presented and plans submitted.

Application #15-38 – Eileen Thirkield
24 Fawn Circle

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to establish 923 sq. ft. accessory apartment within existing footprint.

Eileen Thirkield came forward and reviewed the submitted plans. The applicant informed that the area to be utilized is within the existing footprint and that only a kitchen and a side entryway will be added to establish it as a legal accessory apartment.

Ms. Brätt advised that the proposal complies with zoning regulations.

This concluded the public hearing for Application #15-38 and the Commission took action as follows.

MOTION MADE (Garrity), seconded (Chory) and unanimously carried to approve Application #15-38, as presented and plans submitted.

Application #15-39 – Millo Bertini
171 Spring Hill Road

Pursuant to Art. II, Sec. 4.2.4, Special Permit to construct 60'x110'x32'(high) manufacturing facility.

Chairman Deecken recused himself from participation in this application, as he is related to the applicant. Alternate Don Scinto was designated the fifth voting member and Vice-Chairman Chory chaired this portion of the public hearing.

Mr. Bertini, applicant and property owner, addressed the Commission. He began by advising that all required variances have been approved by ZBA.

The submitted plans showed the proposed new structure as being situated behind the existing building. Mr. Bertini informed that the new construction would provide the additional space needed for his expanding manufacturing business. He advised that the building would not be visible from the road and that all adjoining properties were made aware of the pending construction with no negative feedback being received.

The applicant indicated that no additional parking was required, as there is no proposed expansion to the employee base.

Jamie Brätt confirmed that the proposal conforms to zoning standards.

The Assistant Town Engineer requested that, if approved, compliance with stormwater and drainage standards be included, as a condition of approval.

This concluded the public hearing for Application #15-39 and action was taken, as follows.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried to approve Application #15-39 subject to compliance with the Town's Administrative Policy for Stormwater Management and Drainage Standards.

Richard Deecken then resumed the position of chair.

ZONING AMENDMENT

Application #15-40 – Amending of Art. I, Sec. 3; Art. II, Sec. 4.3.3 and Art. II, Sec. 7.1.2 of the zoning regulations of the Town of Trumbull to add retail pharmacies as a permitted use in an I-L2 Industrial Zone and include Medical Marijuana Dispensaries as a prohibited use in all Industrial Zones.

The above noted application was not heard due to deficient public noticing. Application to be re-noticed and heard at the next regularly scheduled meeting (December 16, 2015).

Acceptance of Minutes

MOTION MADE (Deecken), seconded (Chory) and unanimously carried to accept the minutes of the October 21, 2015 regular meeting, as recorded.

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Chory to adjourn.

The November 18, 2015 meeting of the Planning and Zoning Commission adjourned at 8:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, December 16, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk