

PLANNING & ZONING
January 20, 2016

The Planning & Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on Wednesday, January 20, 2016 in the Council Chambers of the Trumbull Town Hall.

Members Present: Fred Garrity, Chairman
Tony Chory, Dan Helfrich, David Preusch, Tony Silber and alternates
Richard Deecken, Don Scinto

Also Present: Rob Librandi, Land Use Planner
Vincent M. Marino, Town Attorney
Bill 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 Garrity, Tony Chory, Dan Helfrich, David Preusch and Tony Silber.

With a quorum being present the Chairman called the meeting to order at 7:30 p.m.

Announcement was made of the withdrawal of the following agenda items.

Application #15-44 (Rings End, 921 White Plains Rd.)
Application #01-03, (29 Trefoil Drive).

PUBLIC HEARING

SPECIAL PERMIT

Application #15-43 – Christian Heritage School
511 White Plains Road

Pursuant to Art. II, Sec. 1.3.2 and 1.3.4 Special Permit to construct 300 sq. ft. recreational building and 720 sq. ft. garage with associated parking and landscaping improvements.

John Naeher, of Christian Heritage School, presented. The restoration of the recently purchased colonial farmhouse, for staff housing, is near completion. Once the necessary permits are in place the next phase, construction of the proposed garage/rec buildings and parking area, will move forward.

The project engineer, Philip Katz of Stratford, provided an overview of the site area. The proposed structures are located on the east end of the school, behind the existing dwelling. There are currently 100 parking spaces with an additional 52 spaces to be established for staff alongside the new construction. A walkway/rotary will be constructed to connect the two separate parking areas.

Mr. Katz provided a detailed review of the submitted drainage and landscaping plans. No offsite drainage connection is proposed, all runoff to remain on site.

The lighting plan indicated the parking area would be illuminated by LED lighting and equipped with a timer for shutoff at 11:00 p.m. Lighting will also be placed along White Plains Road for safety purposes and low voltage landscape lighting to be arranged within the rotary.

Plans also indicated the placement of an additional identification sign, on the east end of the property. The project engineer established that the proposed signage would mirror the existing signage at 575 White Plains Road, in regards to size and materials to be utilized.

The Assistant Town Engineer outlined outstanding items requiring attention and asked that they be made a condition of approval. Rob Librandi advised that a final landscaping plan has yet to be approved by the Town Tree Warden and asked that, if approved, it be contingent upon the satisfaction of Warren Jacques.

Public Comment – None

This concluded the public hearing, at which point Application #15-43 was considered and action was taken, as follows.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried, to approve Application #15-43 subject to the conditions as stipulated by the Town Engineer and Town Tree Warden including any bonding that may be required.

Regular Meeting

Acceptance of Minutes

MOTION MADE (Helfrich), seconded (Silber) to accept the minutes of the December 16, 2015 meeting, as recorded. Vote: In Favor (4): Garrity, Helfrich, Preusch, Silber - Abstention (1): Chory (not in attendance)

Extension of Time to Establish Liquor Location

Application #15-03 – Eugene Donnelly
6528 Main Street

Eugene Donnelly came forward and addressed his letter of request dated January 7, 2016. Mr. Donnelly informed that the previous extension is set to expire on February 12th. He advised construction delays continue but his expectation is that he will take possession of his rental space on or about April 1st.

MOTION MADE (Silber), seconded (Preusch) and unanimously carried, to approve a six month extension of time, through August 12, 2016, to establish the liquor package store approved for 6528 Main Street.

Following regular business, a discussion was held as to whether revisions to current building height and parking requirements should be considered.

There was consensus of agreement that further deliberation is warranted and that a special meeting be scheduled to hold continued discussion. It was agreed that input from emergency services would be beneficial and staff agreed to extend an invitation to these departments to attend.

The final order of business was the appointment of a P&Z representative to IWWC. There was unanimous consensus that Richard Deecken be reappointed as representative and Commissioner Deecken indicated his willingness to accept.

There being no further business to address a motion was made by Commissioner Silber and seconded by Commissioner Chory to adjourn. The January 20, 2016 meeting of the Planning & Zoning Commission adjourned at 7:59 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning & Zoning Commission will be held on Wednesday, February 17, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk

