

PLANNING & ZONING
February 17, 2016

The Planning & Zoning Commission, of the Town of Trumbull, met for a regularly scheduled meeting on Wednesday, February 17, 2016 in the Long Hill Room of the Trumbull Town Hall.

Members Present: Fred Garrity, Chairman
Anthony Chory, David Preusch, Tony Silber and alternates
Richard Deecken, Larry LaConte and 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.

A quorum being present the Chairman called the meeting to order at 7:35 p.m.

In the absence of Commissioner Helfrich, alternate Don Scinto was designated the fifth voting member for tonight's meeting.

PUBLIC HEARING

Application #16-01 – Shihua Zhang
10 Broadway Road

Pursuant to Art. VII, approval of proposed location for restaurant liquor permit.

Attorney Friedrich Helish, of Norwalk, came forward representing the applicant.

A full liquor permit is being sought for the proposed sit-down Chinese/Japanese restaurant, to be located within the Long Hill Green Business/Residential Zone, at the above noted address.

Mr. Helish advised that the proposed location complies with all requirements pertaining to Art. VII of the zoning regulations.

MOTION MADE (Chory), seconded (Preusch) and unanimously carried to approve Application #16-01, as presented.

Application #16-02 – Victor Frazao
814 White Plains Road

Pursuant to Art. II, Sec. 2.1.3, Special Permit to construct a 13 space parking lot with associated landscaping improvements.

The applicant and property owner along with the project engineer, John Mack of Southbury, CT presented.

The parcel, located in a Professional Overlay Zone, is .32 acres in size and located on the corner of White Plains Road and Pequonnock Road. The proposal increases the current available parking from 4 to 13 spaces.

The existing two-story structure, previously utilized as a law office, will now consist of office space for the applicant's insurance company. A curb-cut will be constructed on Pequonnock Road to allow for the establishment of a two-way driveway. The existing driveway on White Plains Road will be for ingress only. Daily traffic flow was placed at approximately 12 cars a day, including employees.

A six foot privacy fence, with vegetation, will be constructed along the rear lot line and continue beside the east sideline. A four foot fence is proposed for the front yard

The Town Planner's recommendations for approval follow:

As Pequonnock Road is a dead end street, placement of a "No Outlet" traffic sign should be looked into.

Landscaping improvements should be made subject to the approval and recommendations of the Town Tree Warden.

Directional arrows and signage need to be depicted on the site plan.

The site plan needs to be corrected to indicate the 4' high fence and the elimination of the second identification sign facing Pequonnock Road. Site is to be limited to the one permitted sign currently in place in the front yard.

The recommendations, for approval, by the Assistant Town Engineer, as stated in his letter dated January 6, 2016, were then read for the record by Bill Maurer.

Public Comment

Zack Myers of 20 Pequonnock Road voiced concerns relating to safety issues stemming from the increase in traffic that will occur on Pequonnock Road. Mr. Myers advised there are numerous children living on this street and a school bus stop is located there as well.

This concluded the public hearing for Application #16-02 and action was taken, as follows.

MOTION MADE (Preusch), seconded (Scinto) and unanimously carried to approve Application #16-02 subject to the following.

1. Approval contingent upon the requirements of the Assistant Town Engineer, as stated in his letter dated 1/6/16.
2. Landscaping improvements are subject to the recommendations and approval of the Town Tree Warden.
3. Directional arrows and corrected signage to be indicated on site plan.

4. Applicant to consult with the Police Department's Traffic Authority to determine if a "No Outlet" sign can be placed at the north side of the curb cut located on Pequonnock Road.
5. Proposed fencing to meet height requirements and site plan to be corrected to indicate the proposed 4' high fence in the front yard.
6. Property shall be limited to the one existing identification sign currently in place in the front yard.

In deliberations the improvements to the property were noted. Comment was also made that the stated office hours of 9:00 a.m. to 5:00 p.m. will not overlap with the pick-up and drop-off times of the neighboring school children.

This concluded the public hearing portion of the meeting.

Regular Meeting

Acceptance of Minutes

MOTION MADE (Silber), seconded (Scinto) and unanimously carried to accept the minutes of the January 20, 2016 regular meeting, as recorded.

MOTION MADE (Silber), seconded (Scinto) and unanimously carried to accept the minutes of the January 28, 2016 special meeting, as presented.

Bond Reduction

Application #14-03
ND Acquisitions, LLC (Bridges to Trumbull)
2415 Reservoir Avenue
Landscape Bond

The recommendation of the Town Tree Warden, as stated in his letter dated February 2, 2016, were so noted.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to approve the recommended \$145,000.00 (from \$325,000.00 to \$175,000.00) landscape bond reduction for Application #14-03.

Bond Release

Application #12-28
Bridgeport Hospital
5520 Park Avenue
Street Excavation

The requested bond release was presented by the Assistant Town Engineer. Bill Maurer informed that the bonding relates to off-site road improvements, which have now been completed.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to release the bond pertaining to off-site road work at the medical center located on Park Avenue.

Municipal Improvement

Pursuant to CGS 8-24 request for P&Z recommendation concerning a temporary construction easement to allow for State improvements to a portion of the Pequannock River Trail located on Town owned land between Vietnam Veterans Park, White Plains Road and Quarry Road.

The Town Attorney advised that, in this instance, approval of the project will fall under the auspices of the Parks and Recreation Commission and not the Town Council.

The proposal was reviewed and there was agreement that the proposed improvements would enhance the trail.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried, to recommend Parks and Recreation Commission approval of the proposed State improvements to that portion of the Pequannock River Trail between Twin Brooks Park and Quarry Road.

Planner's Report

Revisions to the Zoning Regulations pertaining to building heights and parking requirements in industrial and commercial zones were readdressed.

Due to parking issues that have come to light from some recent commercial development, it was agreed that more discretion is needed to apply appropriate parking requirements on an individual basis. There was consensus that parking requirements should differentiate depending on the type of business (such as a fitness center opposed to a restaurant). The Town Planner agreed to provide comparison data on requirements of other towns.

A work session will be scheduled to allow for further discussion and review.

There being no further business to discuss a motion was made by Tony Chory and seconded by David Preusch to adjourn.

The February 17, 2016 meeting of the Planning and Zoning Commission adjourned at 8:20 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on March 16, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted

Helen Granskog
P&Z Administrator/Clerk

