

PLANNING & ZONING
April 20, 2016

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

Members Present: Fred Garrity, Chairman
Anthony Chory, Dan Helfrich, David Preusch and alternates
Richard Deecken, Larry LaConte and Don Scinto

Also Present: Rob Librandi, Land Use Planner
Attorney Barbara Schellenberg

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 7:04 p.m.

Pre-Application Review

Preliminary proposal to establish dental office, with associated parking and site improvements, at 4 & 6 Broadway.

Dr. Jason Oberhand and Ron Giacobbe, project contractor, conducted the presentation. The stated intent was to purchase and combine the two subject parcels and relocate Dr. Oberhand's dental practice there.

He advised that he would maintain the existing structure at 6 Broadway and construct a one-story rear addition, to blend in with the original design. Upon inquiry, Mr. Giacobbe, informed that the new construction would be partially visible from the road. The structure located at 6 Broadway would be razed to establish a parking area.

The Town Planner noted that in order for the proposal to precede a zone change from the current residential classification to either POOZ or through an extension of the B-C Long Hill Green. Staff will work with the potential applicant and other town departments to decide the reclassification that would be best suited for this area.

As the project moves forward, the applicant was asked to keep in mind that the goal is to preserve the character of the Long Hill Green and its streetscape.

Preliminary proposal to amend Art. II, Sec. 2.1.3.7 (b) as it pertains to size limitations on structures located in a Professional Office Overlay Zone.

Attorney David Quatrella came forward representing the potential applicant David Anand. The proposed revised language was reviewed. Zoning regulations currently limits professional office structures, on consolidated lots, to 2,900 sq. ft. Language would be added to allow building coverage to be 18% of the total area of combined lots exceeding one acre in size with frontage on a state highway.

The parcel is located on the easterly side of Main Street, directly on the Bridgeport/Trumbull line. The two consolidated lots are 1.0836 acres in size with frontage on a state highway. A previous application for a 9,000 sq. ft. structure was denied by this Board. Attorney Quatrella asserted that the regulations, as they currently read has prohibited the development of this parcel and the opportunity of other lots on lower Main Street. The revised language would allow the proposed two-story medical office building of 8,500 sq. ft. to move forward.

The Commission advised that a meetings need to be held with all concerned parties to allow for input. . Comment was also made that the intent of the POOZ, regarding scale, should not be lost sight of. Language is also somewhat confusing and needs to be relooked at. Mention was also made that the proposed maximum gross floor area of 18% was too vague and should be reconsidered.

PUBLIC HEARING

The request for a continuance of Application #16-07 (Firgeleski Living Trust, 123 Monroe Turnpike) was addressed.

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to approve postponement of the public hearing for Application #16-07 to the next regularly scheduled meeting.

SPECIAL PERMIT

Application #16-05 – Archer Signs
10 Broadway

Pursuant to Art. II, Sec. 3.2.8, Special Permit to install 12 illuminated wall signs at retail center.

Application #16-06 – Archer Signs
6528 Main Street

Pursuant to Art. II, Sec. 3.2.8, Special Permit to install 5 illuminated wall signs at retail center.

It was agreed that Applications #16-05 and #16-06 be heard simultaneously, as they are located within close proximity and inter-related to one another.

Bryan Vasser of Archer Signs presented the proposed unified signage plan on behalf of the two property owners.

The submitted plans indicated the 10 Broadway site to be comprised of two buildings. Mr. Vasser advised that each sign would not exceed 20 sq. ft. and that lettering would be internally lit.

In response to an inquiry relating to possible light pollution to nearby residential properties, Mr. Vasser informed that only two of the signs face adjoining homeowners and are well screened due to the high elevation and existing retaining wall. The applicant also indicated his agreement to an illumination shut-off of 11:00 p.m., or at the close of business for establishments that are still opened. Sam DeVillis, property owner, confirmed that access lighting for second floor residents would be on a 24 hour basis.

Regarding 6528 Main Street, Mr. Vasser advised that all signage is located on the front facade. Signs would not exceed 20 sq. ft. in size and would be halo lit. The applicant again indicated agreement to an 11:00 p.m. illumination shut-off with the exception of those establishments still conducting business.

The Town Planner agreed to review and provide administrative approval to any change in signage that is in compliance with the original plan.

With the conclusion of the public hearing, tonight's applications were reviewed and the Commission took action as follows.

Application #16-05 – Archer Signs
10 Broadway

MOTION MADE (Chory), seconded (Helfrich) and unanimously carried to approve Application #15-05 subject to the following.

 Illuminated signs to be extinguished by 11:00 p.m. or at the close of business for establishments that still remain open.

Application #16-06 – Archer Signs
6528 Main Street

MOTION MADE (Chory), seconded (Scinto) and unanimously carried to approve Application #16-06 subject to the following.

 Illuminated signs to be extinguished by 11:00 p.m. or at the close of business for establishments that still remain open.

Regular Meeting

Acceptance of Minutes

MOTION MADE (Deecken), seconded (Helfrich) and unanimously carried to accept the minutes of the March 16, 2016 regular meeting, as recorded. Alternate Richard Deecken voted in place of Anthony Chory who was not in attendance.

Request for Extension of Time to Start Construction

 Application #15-13 – Bridgeport Roman Catholic Diocesan Corporation
 1100 Daniels Farm Road (1st request)

MOTION MADE (Chory), seconded (Preusch) and unanimously carried to approve a one year extension of time (May 7, 2016 thru May 7, 2017) to commence construction on Special Permit #15-13.

Municipal Improvement

 Pursuant to CGS 8-24 consider and act on referral regarding proposed Trumbull Police Department radio system upgrade at Monitor Hill.

Deputy Chief Byrnes and Eric Fine of Northeastern Communications provided an overview of the proposed project.

The proposal was described as being a part of the overall upgrades to the police and emergency services radio system, which have received Town Council and Board of Finance approval.

The Town is now prepared to enter into a lease agreement with the property owner, Aquarian Water Company, to permit the proposed upgrades at 88 Merrimac Drive to move forward. The project entails the replacement of the existing 80 foot monopole with a 110 foot monopole. The submitted plan also showed placement of an on-site equipment cabinet and a back-up diesel generator in the event of a power outage. Deputy Chief Byrnes informed that the area would be well screened. He advised also that the system was for exclusive use by the police department and first responders.

A question arose, since the project has already received Town Council approval, what would the procedure be, if P&Z does not recommend approval. Attorney Schellenberg responded that it would then go back to the Town Council and would require a 2/3 vote in favor from that body.

Public Comment

Mahmound Hessami of 112 Merrimac Drive, a direct abutting property owner along with his counsel, Attorney Raymond Heche spoke to the existing noise pollution being directed towards this property. It was the property owner's contention that the problem would only be intensified with the proposed additional height. Attorney Heche advised that the Aquarian Water Company has made attempts to rectify the noise issue but without success. It was also brought to the Commission's attention that since the pre-existing trees were removed the area has become an eye sore devaluing Mr. Hessami's property.

Attorney Hirsch's recommended that the proposed upgrades be moved to the other side of the water tank, to alleviate some of Mr. Hessami's issues. Deputy Chief Byrnes indicated that the suggested relocation would not be feasible due to watershed requirements.

A letter to the Commission from Richard Rondano of 19 Hills Point Road, an adjacent property owner, was addressed. The correspondence referenced a 2007 consent judgement, between the Town and New Cingular Wireless and the Acquarian Water Company, which included several mitigating conditions. When asked to opine, Attorney Schellenberg advised that the subject judgement is not applicable to this proposal.

The presentation was then concluded and the Commission's recommendation follows.

MOTION MADE (Preusch), seconded (Scinto) to recommend Town Council approval of the Police Department radio system upgrades at Monitor Hill.

In the course of discussion it was noted that project in question is not subject to zoning regulations and that Planning & Zoning is not the approving body.

The importance of connectivity between emergency services, to ensure the safety of town residents, was duly noted. Comment was also made that the town should make every effort to address the negative impact to the adjoining property owner.

Vote: In Favor (4): Garrity, Chory, Helfrich, Scinto - Opposed (1): Preusch

MOTION CARRIES 4-1.

The Chairman apprised those present of the public meeting being held tonight in the town of Monroe concerning issues relative Routes 111 and 25. Chairman Garrity informed that an effort is being made to bring the discussion here to Trumbull.

There being no further business to discuss, a motion was made by Commissioner Helfrich and seconded by Commissioner Scinto to adjourn. The April 20, 2016 meeting of the Planning and Zoning Commission adjourned at 9:25 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, May 18, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk

