

PLANNING & ZONING
May 25, 2016

The Planning & Zoning Commission, of the Town of Trumbull, met for a Special Meeting on May 25, 2016 in the Council Chambers of the Trumbull Town Hall.

Members Present: Fred Garrity, Chairman
Anthony Chory, Dan Helfrich, 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
William Maurer, Assistant Town Engineer

The purpose of tonight's Special Meeting was to address agenda items from the cancelled meeting of May 18, 2016.

The following is 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 7:30 p.m.

AGENDA

PUBLIC HEARING

Special Permit

Application #16-08 – Nancy Dobbs
100 Moose Hill Road

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to construct 621 sq. ft. rear addition for use as an in-law/accessory apartment.

The applicant came forward. The submitted plans were reviewed. The Town Planner advised that the proposal conforms with zoning requirements.

The Assistant Town Engineer advised the applicant of the engineering department's requirements for approval.

MOTION MADE (Chory), seconded (Preusch) and unanimously carried to approve Application #16-08 subject to the requirements of the Assistant Town Engineer.

Application #16-09 – Thomas Rizzetta
79 Sturbridge Lane

Pursuant to Art. IX, Sec. 2 (d) and 5, Special Permit to import fill in excess of maximum amount allowable (25 c.y.)

Mr. Rizzetta advised the Commission that there were certain conditions only recently made known to him, by the Engineering Department that would need to be addressed and requested that the Public Hearing be continued.

MOTION MADE (Helfrich), seconded (Preusch) and unanimously carried to continue the public hearing for Application #16-09 to next scheduled meeting.

Application #16-10 – 265 West 34th Street, LLC
30 Trefoil Drive

Pursuant to Art. II, Sec. 4.2.4, Special Permit to approve existing 18'x25' accessory storage structure.

Bill Carbone of Spath-Bjorklund Associates presented. The site is located on the corner of Trefoil Drive and Spring Hill Road. The existing building is occupied by Sun Products, who conduct product testing on site. Waste materials are stored in 50 gallon drums prior to pick-up for recycling. In order to acquire an industrial permit, DEEP regulates that this type of material be contained within a covered storage area.

Photographs of the site area were submitted and Mr. Carbone advised that structure's location was the only area that will not interfere with traffic flow.

The Town Planner confirmed that the structure is a requirement of DEEP and recommended approval.

MOTION MADE (Chory), seconded (Helfrich) and unanimously carried to approve Application #16-10, as presented and plans submitted.

Application #16-07 – Firgeleski Living Trust
123 Monroe Turnpike

Pursuant to Art. II, Sec. 4.2.4, Special Permit to construct 10,080 sq. ft. two-story commercial building for restaurant and medical office use.

Attorney Raymond Rizio came forward representing the applicant. Mr. Rizio informed that due to parking issues, the proposed restaurant has been eliminated and the building was now solely for medical office use.

He described the structure as being colonial in nature and noted that the building size and lot coverage is well below the requirements for this zone. Mr. Rizio informed that the proposed parking is more than adequate, as the 50 spaces to be established exceed the 32 required. The submitted traffic study has also determined that a traffic signal at this location is not needed.

The site will be heavily landscaped and the recommendations of the Town Tree Warden, including his request for a \$40,000.00 landscape bond, were so noted for the record.

The Town Planner advised the applicant the proposed plan does not include signage and a separate application will be required for the installation of any signage.

Public Comment

Tony DaQuila 29 Valley View Road spoke to the unsafe conditions that exist for pedestrians along this corridor and the critical need for sidewalks. Mr. DaQuila suggested that the establishment of sidewalks be made a condition of approval for commercial development within this area.

This concluded the public hearing for Application #16-07 and action was taken, as follows.

MOTION MADE (Helfrich), seconded (Silber) to approve Application #16-07 subject to the requirements of the Town Tree Warden including the issuance of a \$40,000.00 landscape bond to ensure the completion of landscaping improvements.

A discussion followed with several commenting that the establishment of sidewalks was a valid concern in terms of safety and for making this area more pedestrian friendly in nature.

Commission Silber then moved to amend the original motion to include a condition of approval that sidewalks be provided.

Discussion continued and Rob Librandi informed that State funding has been received to conduct a study as to the direction of future development for this area. COG is looking at a plan that would tie-in all parcels along this corridor to one sidewalk. The Town Planner advised that doing it piece meal and having to tear it up again would not be in the best interest of the Town.

Commissioner Silber withdrew his motion.

The possibility of establishing a public transportation drop-off at the corner of this parcel was also brought up for consideration.

Vote: Original Motion – In Favor (4): Garrity, Chory, Helfrich, Silber - Opposed (1): Preusch

In voting in opposition, Commissioner Preusch indicated that more consideration and review should have been given to the establishment of a public drop-off, which would allow for safe passage from the roadway to the building.

The Chairman suggested that further discussions between be held, between the applicant and town officials, regarding the feasibility of establishing a drop-off demarcation on the corner at this location.

Work Session

Modification of Existing Special Permit

Application #14-43 – United Illuminating
36 Lindeman Drive

Brian Lonergan, Project Manager and Matthew Scully came forward. The proposed site modifications showed establishment of underground electric equipment and infrastructure in the right-of-way. The equipment will be used for hands-on training purposes only and will not be permanently energized. The submitted plans indicated most of the above ground equipment would be screened behind a landscaped

berm and a fence which surrounds the property. Revised plans were submitted indicating the 4' tall protective bollards to be installed around the equipment.

The Town Planner advised that he had no objections to the proposed alterations.

Application #14-42 – Village at Long Hill Green
10 Broadway

Jim Godfrey, project engineer and property owner, Sam DeVellis came forward.

The following modifications to the approved plan were presented.

1. Change approved one-way driveway, from parking area to Whitney Avenue, to a two way access based on meetings with Town departments.
2. Eliminate proposed island on southeast corner of Broadway in order to maintain existing parking space.
3. Remove sitting area at the intersection of Broadway and Whitney Avenue and establish walkway from the pedestrian ramp on Broadway to the new building to better facilitate pedestrian use.
4. Re-align building doorways to coordinate with tenant space.
5. Revise “Dead End” sign on Broadway to “No Thru Traffic” at the intersections of Broadway with Main Street and Whitney Avenue per DOT comments.

Although the proposed modifications were deemed to be minor, there was some reservation regarding eliminating the island, as it serves as a delineation of the traffic pattern. It was suggested and the property owner indicated agreement that the island be maintained until the closing of Broadway.

MOTION MADE (Silber) seconded (Chory) and unanimously carried to approve proposed modifications with the exception of the elimination of traffic island, which is to be preserved until such time that Broadway Road is closed.

Bond Reduction

Application #14-03 – Bridges to Trumbull
2415 Reservoir Avenue
Landscape and Site Bonds

The property owner's request to table action until the next scheduled meeting was considered.

MOTION MADE (Chory), seconded (Helfrich) and unanimously carried to table action on proposed bond reductions, as requested.

Acceptance of Minutes

MOTION MADE (Helfrich) and seconded (Preusch) to accept the minutes of the April 20, 2016 regular meeting, as recorded.

Vote: In Favor (4): Garrity, Helfrich, Preusch, Silber - Abstention (1): Chory (not in attendance).
MOTION CARRIES

Municipal Improvement

Pursuant to CGA 8-24 consider and act on P&Z referral on proposed municipal improvement proposal to close a portion of Broadway within the area of the Long Hill Green.

A map of the subject site area was distributed. Rina Bakalar, Director of Economic and Community Development advised that she will be applying for a grant for enhancements to the Long Hill Green. Town approval for the proposed Broadway closing will be an indication to the State that the process has begun.

MOTION MADE (Chory), seconded (Helfrich) and unanimously carried to recommend Town Council approval of the proposed closing of Broadway within the area of the Long Hill Green.

There being no further business to discuss a motion was made by Commissioner Helfrich and seconded by Commissioner Chory to adjourn. The May 25, 2016 special meeting of the Planning and Zoning Commission adjourned at 9:30 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk