

**APPROVED MINUTES
PLANNING & ZONING
October 19, 2016**

The Planning & Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, October 19, 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
William Maurer, Assistant Town Engineer
Vincent M. Marino, Town Attorney

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning & Zoning Commission located in the Trumbull Town Hall.

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

AGENDA

Announcement was made that Application #16-28 (Zone change from Residential Zone A to B-C Long Hill Green, 7 Whitney Avenue) has been continued to November 16, 2016.

SPECIAL PERMIT

Application #16-25 – Kathryn Baker
4141 Madison Avenue

Pursuant to Art. II, Sec. 3.1.4 Special Permit to establish medical office.

Attorney John Fallon came forward representing the applicant.

The recent re-zoning of this parcel from Residential A to Commercial B-C allows for the establishment of the proposed medical practice within the existing residential structure. Attorney Fallon described the property as ideal for professional office use due to the compatible mix of business and residential properties within this area. The Commission was informed of Dr. Baker's intent to continue as a solo practitioner and to maintain the home's existing residential appearance.

Keith Buddah of Pereira Engineering reviewed the proposed site and architectural development plans. The parcel is situated on a corner lot abutting Madison Avenue and Arabic Drive. The existing garage will be removed and replaced with an attached addition. The first floor of the two-story structure to consist of medical offices with the second story designated for general storage. The site will consist of two parking areas; fourteen spaces facing Madison Avenue and a smaller one, consisting of three spaces at the entry from Arabic Drive, for staff use. Mr. Buddha indicated the submitted drainage calculations to be consistent with Town standards.

Grant Putnam of Putnam Landscaping, Wilton reviewed the proposed landscape plan, which has been approved on a conceptual basis by the Town Tree Warden. Mr. Putnam made note that the plan provides privacy buffering on the three abutting residential sides. Mr. Putnam requested that the maple tree, facing Madison Avenue, which has been marked for removal, be preserved.

The findings contained in the traffic report, generated by Kermit Hua, were presented. Mr. Hua advised that the study has found no safety issues attached to this application and that the proposed parking is adequate for this type of use.

The Assistant Town Engineer confirmed that the submitted drainage plan meets with town standards.

Public Comment

Joe Peddle of 40 Merrimac Drive spoke in favor.

This concluded the public hearing and action was taken, as follows.

MOTION MADE (Helfrich), seconded (Preusch) and unanimously carried to approve Application #16-25 subject to the following.

1. Landscape plan, dated 10/14/16, is approved as presented.
2. Preservation of existing maple tree, located adjacent to the parking lot facing Madison Avenue, is permitted.
3. A \$35,000 bond shall be submitted to ensure the completion of landscaping improvements.

SUBDIVISION

Application #16-23 – Paul Sobel, Executor of the Estate of Barbara D. Joslin
Proposed subdivision plan dated 6/21/16 (Revised 8/22/16), 2 lots with street address of 41 Hedgehog Road

This is a continuation of the public hearing held on September 21, 2016.

The project engineer, Kevin Soli, presented. The hearing was continued to address questions raised regarding the location of the side and rear property lines on Lot B. Mr. Soli provided an overview of the subdivision plan, which included the notation of all boundaries. He advised that the future structure, as shown on Lot B, was only a potential development plan. He stressed that the application being considered pertains only to the approval of the proposed subdivision plan, which meets with zoning standards.

Commissioner Silber commented that the setbacks for Lot B have still not been clarified to his satisfaction.

MOTION MADE (Preusch) and seconded (Chory) to approve Application #16-23.

Vote: In Favor (4): Garrity, Chory, Helfrich, Preusch - Opposed (1): Silber MOTION CARRIES

SPECIAL PERMIT

Application #16-27 – Henrick Home Construction
Agent for Margaret & Alexandra Vanness
226 Lake Avenue

Pursuant to Art. II, Sec. 1.2.2.7, Special Permit to construct 680 sq. ft. addition for use as an accessory apartment.

Mike Henrick, of Henrick Home Construction, presented. The submitted plans were reviewed. The applicant was apprised of the requirements of the Assistant Town Engineer.

Upon inquiry, the Town Planner confirmed that proposed construction meets with setback requirements and conforms to zoning standards pertaining accessory apartment use.

Action taken follows.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to approve Application #16-27, subject to the requirements of the Town Engineer.

ZONING AMENDMENT

Application #16-29 – Amending of Art. I, Sec. 3 to add definition of Health/Fitness Club; Art. II, Sec. 2.1.3.2; 3.1.6; 3.2.7; 3.3.6 to revise parking standards and Art. IV, Sec. 5 to add parking calculation chart. Petitioner: Planning & Zoning Commission

Rob Librandi informed that the Greater Bridgeport Regional Council of Governments has advised him that no negative impact is anticipated.

The proposed parking calculations, as they pertain to each type of use, were reviewed.

There was discussion as to whether the calculations are too stringent and if adjustments should be considered. The public hearing was then continued for further review of the comparison chart, which indicates the formula's impact to existing developments, if they were built today.

REGULAR MEETING

Request for Bond Reduction

Applications #12-28 & #13-15 – RDR 5520, LLC & Bridgeport Hospital
5520 Park Avenue
Landscape Bond

The letter of request and the recommendations of the Town Tree Warden were so noted for the record.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to release the landscape bond relative to Application #12-28 and hold the \$50,000 bond attached to Application #13-15, as per the recommendations of the Town Tree Warden.

Acceptance of Minutes

MOTION MADE (Helfrich), seconded (Preusch) and unanimously carried to accept the minutes of the September 21, 2016 regular meeting, as recorded.

MOTION MADE (Helfrich), seconded (Chory) and unanimously carried to accept the minutes of the special meeting of September 28, 2016, as recorded.

Staff Reports

A proposal to submit a resolution to the Town Council to repeal 2-4 of the Municipal Code, which exempts town owned property from compliance with zoning requirements, was brought up for consideration.

A letter of response from the First Selectman was so noted for the record. Mr. Herbst advised that the proposed resolution would impact capital planning projects for the Town and public school facilities. Construction projects within the school system have a window of 8-10 weeks for completion, during the summer months, and having to wait for zoning review would adversely impact this window of opportunity. The First Selectman also took issue that input had not been sought from town department heads.

There was comment from several Commissioners that municipal improvements should provide opportunity for public noticing and public input. It was noted that most neighboring towns are required to comply with their respective zoning regulations.

Commissioner Silber remarked that the recent proposal by the town to acquire several parcels of residential properties should have allowed input from town residents. The citizens of Trumbull should have a voice in major decisions involving the Town.

Commissioner Preusch and Commissioner Chory responded that there are too many unanswered questions and the implications of such an important change in procedure have not been thoroughly explored. Attorney Marino also indicated that there were parts of this proposal that he would like to look into.

Dawn Tantatio, 72 Tate Road; Kathleen Fearon, 38 Sherman Avenue and Shelby Lavino, 255 Park Lane came forward commenting that they favored more transparency and the opportunity for public input. Mr. Lavino commented further that though he favored public input not every project requires it and a tipping point should be in place to avoid holding up time sensitive improvements.

To allow for certain aspects to be resolved it was agreed to table further discussion to a future meeting date where a more complete resolution would be presented for action.

There being no further business to discuss, a motion was made and seconded to adjourn. The October 19, 2016 meeting of the Planning & Zoning Commission adjourned at 10:30 p.m. with unanimous consent.

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

Respectfully submitted,

Helen Granskog
P&Z Administrator/Clerk