

PLANNING AND ZONING
January 19, 2011

A meeting of the Planning and Zoning Commission of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, January 19, 2011.

Attendance: Anthony Chory, Chairman
Richard Deecken, Arlyne Fox, Fred Garrity, Jr. and alternates
Steven Mahlstedt and Don Scinto

Also Present: Bill Levin, Town Planner; Robert Nicola, Town Attorney and
Stephen Savarese, Town Engineer

The following is a brief summary of the meeting. The complete record is on tape, on file in the office of the Planning and Zoning Commission.

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

PUBLIC HEARING

SPECIAL PERMIT

Application #11-01 – Calvary Evangelical Free Church, 498 White Plains Road

Pursuant to Art. II, Sec. 1.2.4.4, 1.3.4.4 and Art. XV Special Permit/Exception Modification to construct a 1,670 sq. ft. lobby extension.

Philip Katz of Katz Consulting Group, LLC, represented the applicant. Mr. Katz began his presentation with submission of the required certificate of mailings to adjacent property owners.

The original structure was built in the mid 1950's. An addition was constructed in 1987 through a Special Exception granted by ZBA.

The proposal was to extend the lobby closer to the front of the church to provide more coverage for parishioners entering and exiting the building. The added space will also help alleviate the crowding conditions that occur as parishioners move through this area between the two buildings. The architecture was designed to blend in with the existing façade. Mr. Katz indicated that additional parking would not be required, as the project would not result in any increase in parishioners. He provided details as to the number and location of available parking, which appeared to meet zoning requirements.

Upon inquiry, regarding proposed lighting and landscaping, Mr. Katz confirmed that no additional lighting was proposed. He indicated that some new landscaping would be added consistent with what is already in place.

The Town Planner commented that there were no apparent zoning issues. The Town Engineer indicated that there are some minor details relating to the applicant's drainage plan that need to be resolved.

ZONING AMENDMENT

Application #11-2 – Amending Art. XV of the Zoning Regulations of the Town of Trumbull to establish construction time limitations on projects approved by Special Permit, as proposed by the Planning and Zoning Commission.

The Town Planner addressed this application. Due to an oversight, construction time limitations were not incorporated into the current regulations adopted in 2008. Mr. Levin recommended that the amendment be approved to ensure that projects are started and completed in a timely manner. He commented that projects started years after approval could be problematic, if the zoning regulations or the Town's direction have changed.

The amendment would stipulate that construction begin within one year of Special Permit approval with a completion requirement of two years. An extension of an additional year for both phases could be granted, if just cause is shown. The Town Planner informed that the proposed amendment was reviewed by regional planning agencies, who found no regional impact.

A letter from the Economic Development Commission was read into the record. Deborah Cox, Director of Economic Development, then came forward and provided further clarification.

Mrs. Cox explained that due to the current economic climate developers may need additional time to secure financing and tenants before construction can begin. She clarified that the requested additional one year extension was for the start of construction phase only.

This concluded the Public Hearing.

REGULAR MEETING

Approval of Minutes

MOTION MADE (Fox), seconded (Deecken) to accept the minutes of the December 15, 2010 meeting, as submitted.

Vote: In Favor (4): Chory, Deecken, Fox, Scinto – Abstention (1): Garrity
Commissioner Garrity abstained, as he had not reviewed the subject minutes.

Pending Applications

Upon discussion and review the Commission took action as follows.

Application #11-01 – Calvary Evangelical Free Church, 498 White Plains Road

MOTION MADE (Garrity) seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Scinto) to approve Application #11-01.

The Town Engineer noted that his recommendations concerning stormwater drainage were not included in previous motion.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Scinto) that the approval of Application #11-01 be withdrawn, due to an administrative oversight.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Scinto), to approve Application #11-01 subject to compliance with the Town's Stormwater Management Policy, as approved by the Town Engineer.

Application #11-02 – Amending of Art. XV of the Zoning Regulations of the Town of Trumbull

MOTION MADE (Garrity) and seconded (Scinto) to approve Application #11-02.

A discussion followed as to the feasibility of adding a second one year extension to the start of construction phase. There was general consensus that there could be instances where a second extension may be warranted but only if the applicant has shown just cause before a full hearing of this Board. The initial extension could be granted through a letter of request.

Attorney Nicola indicated that the proposed amendment is not clearly defined and needs further clarification. Mr. Nicola offered to draft a revised amendment for the Commission's review that would also incorporate the proposed second extension.

Commissioners Garrity and Scinto then withdrew their motion to approve.

The following pending applications from the December 15, 2010 meeting were then addressed for discussion purposes.

Application #10-33, #10-34, City of Bridgeport, Fairchild Memorial Park and Road and Application #10-38 – City of Bridgeport, Amending of Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.3.3 of the Zoning Regulations of the Town of Trumbull.

Commissioners participating in discussion on the aforementioned applications were Anthony Chory, Arlyne Fox, Fred Garrity and alternates Steven Mahlstedt and Don Scinto.

Attorney Nicola informed that there are still outstanding issues, yet to be resolved, relating to emergency service accountability and financial responsibility.

The Town Planner informed, that from a planning prospective, he could not recommend the approval of the proposal. His issues of concern centered on the loss of park land, environmental impacts, and the negative affect to the surrounding residential area. In the event the Commission favors approval, a series of possible conditions of approval were presented. Mr. Levin indicated that the conditions were based on the professional judgments of the Town's environmental and traffic consultants, the Fire Chief, the Town Engineer and the Town Planner.

The Commission's concerns centered on public health and safety during and after construction, the noise nuisance created by the blasting and crushing operation, the impact to the surrounding neighborhood and traffic issues. Comment was made that working with a traffic study highly dependent on people following rules could be problematic. The installation of a fence to separate the neighbors from the park and school grounds was also brought up for consideration.

As there are still outstanding inter-municipal relationship agreements, which must first be resolved, the Chairman suggested that further discussion be continued to a future meeting date.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Fox, Garrity, Mahlstedt, Scinto), to continue discussion on Applications #10-33, #10-34 and #10-38 to a Special Meeting to be held on Wednesday, February 2, 2011 at 7:00 p.m. in the Trumbull Town Hall.

There being no further business to discuss a motion was made by Commissioner Fox and seconded by Commissioner Scinto to adjourn. The January 19, 2011 meeting of the Planning and Zoning Commission adjourned at 9:30 p.m. with unanimously consent.

Respectfully submitted,

Helen Granskog
Clerk of the Planning and Zoning Commission

