

**PLANNING AND ZONING**  
**September 21, 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, September 21, 2011.

Members Present: Anthony Chory, Chairman;  
Arlyne Fox, Vice-Chairman; Richard Deecken, Secretary;  
Chris Costa, Fred Garrity and alternates Steven Mahlstedt and  
Don Scinto

Also Present: Bill Levin, Town Planner

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 Chairman called the meeting to order at 7:30 p.m.

The meeting began with a presentation by Brian Bidolli, Executive Director of the Greater Bridgeport Regional Planning Agency.

The Agency, which provides support to Bridgeport and the five surrounding towns, has recently transitioned from a Regional Planning Agency to Regional Council of Elected Officials. The GBRC provides a wide range of services relating to land use, economic development, transportation, housing and other areas of community interest, as well.

Consortium Projects and a Regional Plan for Sustainability are programs currently being addressed. The Agency is also in the process of updating their Regional Plan of Conservation and Development, which reflects their future goals and aspirations. Mr. Bidolli relayed the Agency's need to interface with local P&Z agencies and that any feedback from the regional municipalities would be most welcomed.

**PUBLIC HEARING**

Letters submitted by ABC Sign Corporation (#11-20) and Ten Asian Bistro of Trumbull, LLC (#11-22), requesting a continuance of their public hearings was addressed.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity), to continue the public hearings for Applications #11-20 and #11-22 until the next regularly scheduled hearing (October 19, 2011).

Application #11-21 – Aris Land Studio, LLC, Agent for Svetlana Weisman  
73 Sturbridge Lane

Pursuant to Art. IX, Sec. 2(d) & 5 Special Permit to import fill in excess of 25 cubic yards.

Aris W. Stalis appeared representing the property owner. Photographs of the site area were submitted.

The Town Planner advised that the Town Engineer is on vacation and has not had an opportunity to review the revised plans that were recently submitted.

Mr. Stalis agreed to continue the public hearing until the next regularly scheduled meeting to allow for further feedback from the Town Engineer.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity), to continue the public hearing for Application #11-21 until the next regularly scheduled hearing (October 19, 2011).

Application #11-23 – Joel Sjöstrom/Aegis Atlantic, Agent for Peets Coffee & Tea  
5065 Main Street (Westfield Shopping Center)

Pursuant to Art. II, Sec. 3 and Art. XIII Special Permit to alter existing glass storefront to install a single entry exterior door, install exterior identification signage and create outdoor seating area.

Joel Sjöstrom came forward and reviewed the proposed alternations.

Mr. Sjöstrom informed that the proposed outdoor seating area would operate as a seasonal amenity with five or six tables and sixteen chairs. Upon inquiry, the applicant conveyed that based on the number of the combined indoor and outdoor seating a unisex bathroom will be installed in compliance with State Statutes. Comment was made that the outdoor café needs to be delineated and it was also recommended that the tables be moved further away from the mall entryway. The applicant indicated that he would be amenable to both of these suggestions.

In regards to the signage, the Town Planner informed that the proposed identification sign is within 500' of properties located on Sunnydale Road and that a variance will be required. Mr. Levin indicated that other than signage there were no zoning issues concerning this application and recommended that the other components be approved.

Upon request, the applicant agreed to withdraw that portion of the application relating to signage and reapply once a variance has been obtained.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity,) to approve the withdrawal of the signage aspect from Application #11-23 and waive the application fee for the future re-submittal.

## **REGULAR MEETING**

### **Approval of Minutes**

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity) to accept the minutes of the August 17, 2011 meeting, as presented.

### **Request to Call Bond**

Application #96-42 – Action Construction Management, Inc.  
2 Lot Subdivision Huntington Road  
\$1,540.00 plus interest

Upon review of the pertinent correspondence, the following motion was made.

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity) to call the landscaping bond (\$1,540.00 plus interest) for Action Construction Management, Inc., Huntington Road, as per the recommendation of Public Works Inspector, Michael Sliva.

### **Pending Applications**

The following application was reviewed and the Commission took action as follows:

Application #11-23 – Joel Sjöstrom/Aegis Atlantic, Agent for Peets Coffee & Tea  
5065 Main Street (Westfield Shopping Center)

MOTION MADE (Garrity), seconded (Deecken) to approve Application #11-23 (Joel Sjöstrom for Peets Coffee and Tea, 5065 Main Street) subject to the following.

1. The proposed signage is excluded from the Special Permit, as a variance is required. A separate application (fees to be waived) for signage to be submitted once a variance has been obtained.

Discussion continued concerning the applicant's need to delineate the outdoor seating area from the general public.

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Costa, Deecken, Fox, Garrity) to amend the original motion to add the following specific condition.

2. Aesthetic delineation to be placed identifying the outdoor seating area.

Vote (Original Motion as Amended): Unanimous

Application #11-23 Approved as Specified

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn. The September 21, 2011 meeting of the Planning and Zoning Commission adjourned at 8:35 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, October 19, 2011 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Clerk of the Planning and Zoning Commission