

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

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

Also Present: Bill Levin, Town Planner 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 Chairman called the meeting to order at 7:40 p.m.

The first order of business was a pre-application review relating to property identified as 5010 Main Street, which is located in a Professional Overlay Zone. The property owner, Dave Anand, informed that the prospective plan was to raze the two existing structures and replace them with a professional building. Mr. Anand conveyed that the Town Planner has indicated that this would require the elimination of Sec. 2.1.3.4 of Art. II, which prohibits professional uses in structures constructed after 1995.

The Town Planner advised that the original intent of Art. II, Sec. 2.1.3.4 was to permit professional uses, as an incentive for older homes in disrepair to be restored while still maintaining the character of the neighborhood.

It was agreed that the prohibition on new structures merited further discussion but that proper controls would need to be implemented to insure that the area's residential look is maintained. The Town Planner was asked to prepare preliminary language addressing neighborhood preservation controls.

**PUBLIC HEARING**

**REQUEST FOR EXTENSION OF TIME  
TO START CONSTRUCTION**

Application #10-42 – Village at Long Hill Green, LLC  
12 Broadway, 6 Whitney Avenue, 20 Whitney Avenue

Attorney John Fallon presented the extension request on behalf of the property owner.

The Commission was advised that due to the current economic environment financing and tenants have been difficult to secure. Mr. Fallon expressed optimism that the project would be moving forward within the up-coming year.

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

Philip Katz came forward representing the property owner.

Mr. Katz advised that economic conditions, along with the loss of the church's senior pastor, has delayed the start of construction and requested that a one year extension of time be granted.

### **ZONE CHANGE**

Application #11-32 – Amending the zoning map and the zone boundaries of the Town of Trumbull so as to change from Residence A Zone to Commercial B-C Zone a portion of a parcel of land located at 5458 Park Avenue containing 1.27 acres more or less. Petitioner: St. Nicholas Syrian Orthodox Church of Bridgeport.

Attorney Raymond Rizio represented the property owner and submitted the required Certificate of Mailings, along with photographs of the site area.

The subject piece of property is being utilized as a leased parking area for the medical center located at 5520 Park Avenue. The town line bi-sects the parcel so that it lies within the town boundaries of both Trumbull and the City of Bridgeport. Bridgeport's Planning and Zoning has recently re-zoned their portion of the parcel to allow for medical uses. As the medical center is zoned B-C, the applicant is requesting that this middle piece be made consistent with the rest of the parcel. Attorney Rizio stressed that as this piece of the property has no road frontage, it would not be able to support a residential dwelling.

Upon inquiry, the Town Planner advised that the proposal was consistent with the recent re-zoning approved by the City of Bridgeport and supported the application, as presented.

### **Public Comment**

A letter in opposition from Patricia Tivador, an abutting property owner residing at 139 Plattsville Road, was read for the record. Ms. Tivador argued that any further commercial development would have a negative impact to the surrounding residential area.

Emanuele Basile, 115 Plattsville Road and Joseph Tivadar, 139 Plattsville Road spoke in opposition indicating that the conditions which were attached to the Special Permits granted to the medical center have not been adhered to. Their specific concerns related to storm water runoff, landscaping, and lighting mitigation. Photographs of the site area were submitted by Mr. Basile.

Attorney Rizio responded that all conditions pertaining to any prior approvals have been met and noted that these previous permits are inconsequential to the application being heard tonight.

Several Commissions commented that the prior approvals need to be looked into to determine, if the conditions of approval have been met.

This concluded the Public Hearing.

## **REGULAR MEETING**

### **Approval of Minutes**

MOTION MADE (Fox), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to approve the minutes of the November 16, 2011 regularly scheduled meeting, as presented.

### **Pending Applications**

Request for Extension of Time to Start Construction

Application #10-42 – Village at Long Hill Green, LLC  
12 Broadway, 6 Whitney Avenue, 20 Whitney Avenue

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to approve a one year extension of time to commence construction.

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

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to approve a one year extension of time to commence construction.

Zone Change

Application #11-32 was considered and the Commission took action as follows:

MOTION MADE (Garrity), seconded (Fox) and unanimously carried (Chory, Deecken, Fox, Garrity Silber) to approve the zone change as submitted in Application #11-32.

The Commission then issued a formal request that the Town Planner and Tree Warden submit a report indicating whether all conditions of approval, pertaining to the medical center, have been complied with and if not, as to the status of those stipulations.

### **Schedule 2012 Meeting Dates**

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Fox, Garrity, Silber) to approve the Schedule of 2012 Meeting Dates, as presented.

### **Election of Officers**

Chairman

Anthony Chory nominated by Commissioner Fox with a second by Commissioner Deecken.

There being no further nominations, Commissioner Chory unanimously elected Chairman of the Planning and Zoning Commission.

Vice-Chairman

Arlyne Fox nominated by Commissioner Deecken with a second by Commissioner Silber.

There being no further nominations, Commissioner Fox unanimously elected Vice-Chairman of the Planning and Zoning Commission.

Secretary

Commissioner Deecken nominated by Commissioner Fox with a second by Commissioner Garrity.

There being no further nominations, Commissioner Deecken unanimously elected Secretary of the Planning and Zoning Commission.

A discussion then followed regarding potential revisions to the existing Plan of Conservation and Development. There was general agreement that a more comprehensive look ahead into the commercial and industrial zones was warranted. Commissioner Silber brought attention to the pressing need for the reassessment of the current zoning within the area of Rt. 25 and Rt. 111.

It was agreed that a special meeting be scheduled, sometime during the month of January, for the purpose of holding preliminary discussions. Commissioners were asked to present their suggestions and comments at that time. It was also agreed that discussion on possible amendments to the regulations relating to alternate uses for new structures within the Professional Overlay Zone also be held at that time.

Prior to adjournment the Town Planner informed that Applications #11-28 and #11-29 – 41 Monroe Turnpike and 43-53 Monroe Turnpike have been appealed by the Woodland Hills Condominium Association.

There being no further business to discuss a motion was made by Commissioner Garrity and seconded by Commissioner Deecken to adjourn. The December 21, 2011 meeting of the Planning and Zoning Commission adjourned at 9:45 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, January 18, 2012 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

