

**Town of Trumbull
CONNECTICUT**

**Planning and Zoning
Department**
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Town Hall
5866 Main Street
Trumbull, Connecticut 06611

**PLANNING AND ZONING
COMMISSION**

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, AUGUST 18, 2021**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, August 18, 2021 at 7:00 p.m. via videoconferencing.

AGENDA

PUBLIC HEARING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **44 Clover Hill Road:** Applicants, Kostantinos and Marianthi Matsikas, are requesting a Special Permit to establish a 576 sq. ft. 1- bedroom Accessory Apartment in a Residence AA zone pursuant to Art. II, Sec. 1.2.2.7, of the Town of Trumbull Zoning Regulations.
File:#21-13

2. **54 Calhoun Avenue:** Applicant, Bindhu Susan Panicker, is requesting a Special Permit to import 1,500 cubic yards of fill to level off the back yard for personal use in a Residence A Zone pursuant to Art. IX, Art. X Sec. 3, and Art. XV of the Town of Trumbull Zoning Regulations in order to correct a Zoning Violation. **File:#21-11**

3. **55 Merritt Blvd:** Applicant, Levco Mechanical Group, is requesting a Special Permit/Site Plan to: (1) install 4 storage containers and a security fence to allow storage of propane cylinders and associated safety supplies and equipment, (2) installation of a 2,500 gallon storage/dispensing tank for filling propane tanks and (3) installation of a 3,000 gallon diesel fuel storage and dispensing tank to be used to fuel Levco trucks in an I-L3 Zone pursuant to Art. II, Sec. 4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-14**

4. **Text Amendment:** The applicant, Town of Trumbull Planning and Zoning Department, is requesting to Amend Art. I, Sec. 3: Definitions and Art. VIII: Uses Prohibited in All Zones of the Town of Trumbull Zoning Regulations to include Cannabis Establishments. **File #21-12**

5. **Zone Change Application for property located at 48 Monroe Turnpike:** Applicant and owner, 48 Monroe Turnpike, LLC requests a Zone Change of a portion of the subject parcel from I-L Zone (Light Industry) to Assisted Living Facility Zone (Industrial) and a Zone Change for the remaining portion of the subject parcel from I-L Zone (Light Industry) to Multi-Family Overlay Zone both pursuant to Art. XVI of the Town of Trumbull Zoning Regulations. Copies of (1) a map depicting the two requested zone changes, and (2) metes and bounds descriptions of the two portions of the subject parcel for which the zone changes are sought are on file with the Trumbull Town Clerk's office and the Trumbull Planning & Zoning office. **File #21-15**

6. **Special Permit Application for property located at 48 Monroe Turnpike:** Applicant and owner, 48 Monroe Turnpike, LLC is requesting Special Permit and Site Plan approval for (1) an assisted living facility pursuant to Art. II, Sec. 2.6 of the Trumbull Zoning Regulations, and (2) an age-restricted multi-family residential development pursuant to Art. II, Sec. 7.6 of the Trumbull Zoning Regulations. **File #21-16**

BOND REDUCTION

1. M&J Property Holdings requests reduction of landscaping bond for 123 Monroe Turnpike. **File:#17-29**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the June 16, 2021 Planning and Zoning Regular Meeting.

Join the meeting online:

<https://us06web.zoom.us/j/82220082274?pwd=WlIvUGNlMlZxWDdJNWcrTVQzM1d5UT09>

Webinar ID: 822 2008 2274

Password: 142652

Join by telephone:

(929) 205-6099 or (877) 853-5257 (Toll Free)

Webinar ID: 822 2008 2274

Dated at Trumbull, CT this 9th day of August, 2021.

By: Linda Finger, Clerk

Plans for the above listed applications are on file for public inspection in the office of the Planning and Zoning Commission and online on the Town of Trumbull website.

COMMISSION MEMBERS: PLEASE NOTIFY Linda Finger, Clerk, AT 203-452-5044 or lfinger@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.