

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 17, 2024, MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 17, 2024, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity Jr., Chairman
Rich Deecken, Secretary
Brandon Cousins
Karen DelVecchio,
Matthew Kuroghlian, Alternate (Voting member for Silber)

ALSO PRESENT: James Cordone, Town Attorney
Rob Librandi, Land Use Planner
William Maurer, Town Engineer
Vicki Tesoro, First Selectman
Kathleen McGannon, Chief Administrative Officer
Cynthia Katske, Chief Administrative Officer
Dan Schopick, Town Attorney

ABSENT: Anthony Silber, Vice-Chairman

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

PLEDGE OF ALLEGIANCE

Chairman Fred Garrity announced that due to the absence of Vice-Chairman Tony Silber, Commissioner Matthew Kuroghlian would be a voting member. He also remarked that Application #24-02 was being withdrawn.

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **55 Merritt Blvd:** Applicant, Levco Mechanical Group, is requesting a Site Plan Modification to install eight storage containers to be used to store equipment, tools and materials in an I-L3 Zone pursuant to Art. II, Sec. 4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #24-01**

Ken Wakeley (55 Merritt Boulevard) introduced himself as the applicant representing Levco Mechanical Group.

Rob Librandi, Land Use Planner, remarked that the applicant is seeking a Site Plan Modification to add storage containers at the rear of the property. Librandi commented that the applicant agreed to install buffering around the perimeter as a condition of approval. Regarding a time limit, Librandi stated that if the buffering is adequate, then it should be enough to screen the site. Chairman Fred Garrity added that a letter was received from the Make A Wish Foundation requesting a buffer between the properties.

Motion Made (Deecken), Seconded (DelVecchio), to approve Application File #24-01 with the condition that a buffer be installed around the perimeter.

Vote: 5-0 **Motion Carried**

2. **Text Amendment:** Applicant, Town of Trumbull Planning & Zoning Department, is requesting to modify Trumbull Zoning Regulations by revising the definition of “Farm” in Article I: Section 3 Definition. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #24-02**

Application was Withdrawn

3. **Text Amendment:** Applicant, Town of Trumbull Planning & Zoning Department, is requesting to modify Trumbull Zoning Regulations by revising Article XVII: Moratorium on Multi-Family Residential Rental Housing. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #24-03**

Librandi stated that the Text Amendment is to extend the Moratorium on Multi-Family housing for another year. He remarked that more research is needed as the Residences on Main are not fully occupied. Chairman Fred Garrity remarked that the impact should be compared with the study.

Public Comment:

Tom Broderick – 20 Woolsley Avenue – spoke in opposition to extending the moratorium
Cindy Penkoff – 101 Columbine Avenue - encouraged the moratorium to be zero based

Motion Made (Deecken), Seconded (DelVecchio), and **unanimously carried** to close the public hearing for Application File #24-03

Motion Made (DelVecchio), Seconded (Deecken), to approve Application File #24-03 and to establish an effective date of January 24, 2024, and to make the determination that the application is in keeping with the POCD and the comprehensive plan of the zoning regulations.

Vote: 4-1 (Cousins) **Motion Carried**

8-24 REFERRAL

1. **Municipal Improvements Referral – (C.G.S. 8-24):** Report to the Town Council regarding the location of a Senior and Community Center at the Town-owned property commonly known as 16, 19, 26, 29 and 38 Hardy Lane.

Chairman Garrity remarked that an 8-24 Referral does not require public comment but that it would be allowed. He stated that the Planning & Zoning Commission (PZC) is not allowed to comment on applications appearing before them, so as not to appear pre-disposed to either side. Garrity provided an overview of an 8-24 Referral which is presented from the Town for Town property. He stated that the only purview of the PZC is to refer for recommendation to the Town Council or not to refer it as the Town is not subject to Planning and Zoning regulations.

Lori Hayes O'Brien (11 Blackhawk Road), Chairperson of the Community Facilities Building Committee, remarked that her Committee is bringing the 8-24 Referral to the PZC for referral or not referral to Town Council. Garrity commented that the PZC is only looking at the usage.

Tom Arcari and Rocco Pettito of Quisenberry Arcari Malik Architecture (195 Scott Swamp Road, Farmington) presented a proposed concept for the Senior and Community Center. Arcari remarked that many sites were considered for the center and that Hardy Lane is centrally located. Garrity commented that PZC is concerned with the usage and impact to the area. Arcari stated that there would be approximately 185-200 parking spaces of which 135 would be fixed. Arcari discussed site impacts, site adjacencies, the watercourse, the traffic study, and traffic recommendations.

Commissioner Rich Deecken had questions about the Traffic Study, overflow parking and clean-up of the site from illegal dumping. Arcari responded that while the mix of spaces might change that 200 total car capacity should be sufficient and that the site would be cleaned up as part of the project. Commissioner Brandon Cousins had a question about the selection of Hardy Lane as the proposed site. Garrity responded that was a question for the Building Committee. Commissioner Karen DeVecchio asked if sidewalks would be constructed down Hardy Lane and connected to Church Hill Road. Arcari responded in the affirmative. Commissioner Matthew Kuroghlian stated that all his questions had been answered previously.

William Maurer, Town Engineer, remarked that he reviewed the site concept plan, and that the placement was well thought out since any site disturbance is outside the upland review area. Librandi stated that, from a planning perspective, the site is centrally located and is near other municipal facilities as well as shopping areas. He commented that the location is adequate for this discussion.

Public Comment:

The following people spoke in opposition to the Hardy Lane site, citing concerns about traffic, safety, and environmental impact.

Chris Pettinella – 69 Church Hill Road
Arlene Kelly – 69 Church Hill Road
Richard White – 169 Church Hill Road
Elizabeth White – 169 Church Hill Road
Cindy Penkoff – 101 Columbine Drive

Richard Post – 40 Saxony Drive (**not** speaking for the Conservation Commission)
Marie Monks – 232 Church Hill Road
Janet Kramka – 223 Church Hill Road
Pete Kramka – 223 Church Hill Road
Sarah Pinto – 237 Church Hill Road
Cipriano Jorge Pinto – 237 Church Hill Road
Barbara Drummond – 183 Church Hill Road
Jeff Pace – 213 Church Hill Road
Mary Ellen Lemay – 50 Turkey Meadow Road
Kim DiCorpo – 33 Brewster Place (**not** speaking for the Zoning Board of Appeals)
Finnigan Thompson – 22 Isinglass Terrace
Matthew Giammarco – 271 Church Hill Road

The following people spoke in favor of the Hardy Lane site:

William Selski – 8 Harwood Terrace
Michael Ganino – 3 Canterbury Lane, submitted letters in support
Ron Foligno – 48 Arden Road, read a letter on behalf of the Taylors of 49 Dogwood Lane

The following people also spoke:

Gloria Manna – 26 Westfield Drive, expressed concern about other uses
Tony D’Aquila – 29 Valley View Road (**not** speaking for the Board of Assessment Appeals)
suggested installing a traffic & pedestrian control device
Erinne Bugge – 15 Rebecca Street, did not express an opinion either way

Motion Made (Deecken), Seconded (Kuroghlian), and **unanimously carried** to close the public comment.

Chairman Garrity thanked everyone who spoke. He remarked that the applicant is the Town, and they hired the consultant to perform the traffic study. Garrity also commented that the Town purchased the properties in order to avoid the possible development of 500-600 affordable units. He expressed his faith in the Engineering Department on this project and agreed with some of the safety concerns.

DelVecchio expressed her appreciation for the work of the Building Committee and the concerns of everyone who spoke. She recommended a favorable recommendation. DelVecchio encouraged the Building Committee and Architects to listen to the concerns of those who spoke. Kuroghlian concurred with DelVecchio.

Deecken referenced a past Inland & Wetlands application #10-15 that dealt with review outside of the 100 feet setback. He commented that the Town should require or strongly encourage as complete an application as possible. Deecken stated that he did not support a favorable recommendation.

Garrity expressed his support in having the Town Council perform its role.

MOTION MADE (DelVecchio), seconded (Kuroghlian), for a **favorable recommendation** regarding the location of a Senior and Community Center at the Town-owned property commonly known as 16, 19, 26, 29 and 38 Hardy Lane.

Vote: 3-2 (Deecken, Cousins)

Motion Carried

REGULAR MEETING

PLANNER'S REPORT

Librandi reminded the Commission and public of the POCD Community Meeting tomorrow night at the Board of Education building.

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the December 20, 2023, Planning and Zoning Commission Regular Meeting

Motion Made (Deecken), Seconded (DelVecchio), to approve the minutes from the PZC December 20, 2023, Regular Meeting.

Vote: 5-0

Motion Carried

Acceptance of the Minutes from the January 9, 2024, Planning and Zoning Commission Special Meeting

Motion Made (Deecken), Seconded (Kuroghlian), to approve the minutes from the PZC January 9, 2024, Special Meeting.

Vote: 5-0

Motion Carried

Motion Made (Kuroghlian), seconded (Deecken) and unanimously carried to adjourn the January 17, 2024, PZC Regular Meeting at 9:39 p.m.

Dated at Trumbull, CT this 24th day of January 2024.

By: Linda Finger, Clerk.