

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 18, 2023 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 18, 2023 at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity Jr., Chairman
Anthony Silber, Vice-Chairman
Rich Deecken, Secretary
Anthony D'Aquila
Brandon Cousins
Mike Miller, Alternate

ALSO PRESENT: James Cordone, Town Attorney

A quorum being present, the Chairman called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

**SPECIAL PERMIT/SITE PLAN/ZONE
CHANGE/OTHER**

1. **5893 Main St:** Applicant Rod Taheri and Owner Mildred Krisak are requesting a Special Permit/Site Plan to renovate an existing 2400 sq. ft. building in the B-C LH, TH Node to include office, laboratory & storage areas pursuant to Art II, Sec. 3.2 and Art XV of the Town of Trumbull Zoning Regulations. **File #23-01**

Chairman Fred Garrity remarked that the application appears to meet the rules and regulations required and that there would be no staff report due to the illness of the Land Use Planner.

Attorney Chris Russo of Russo & Rizio LLC (10 Sasco Hill Road, Fairfield), representing the applicant, Rod Taheri, and the owner of 5893 Main street, Mildred Krisak, distributed photos of the property. He reported that there are three (3) separate commercial buildings on the property and his client wants to occupy the back building and that there would be no expansion of the building.

Chairman Garrity asked for a description of the proposed business. Russo explained that the main use would be for an ecommerce business providing nutritional supplements and that none of those products would be on-site. He further stated that his client also distributes food grade chemicals to other businesses and not directly to consumers.

Vice-Chairman Tony Silber questioned notations on the survey regarding relocation of the Cider Mill and house. Russo explained that the survey was from 2000 and that no relocation or changes to the property were being proposed. For the record, Garrity stated that no relocation of buildings or changes to the property were being approved for this application.

Public Comment:

None

Motion Made (D'Aquila), Seconded (Silber), to close the public hearing for Application File #23-01.

Vote: 5-0 **Motion Carried**

Motion Made (Deecken), Seconded (D'Aquila), to approve Application File #23-01 with the caveat that notes on the survey dated December 15, 2000 regarding relocation of the Cider Mill and house and changes to the property were not approved.

Vote: 5-0 **Motion Carried**

2. **Text Amendment:** Applicant, Town of Trumbull Planning and 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 #23-03**

Chairman Garrity remarked that the Moratorium was imposed to determine the impact of multiple multi-family residential developments on town services. He stated that the impact was the same or less than the studies predicted. With one more development being built, the town would like another year to evaluate the impact.

Commissioner Tony D'Aquila remarked that a verbal report was needed to present the impact. Garrity commented that other applications presented analysis of individual impact on the number of students and that the result was met or under what was predicted. Garrity suggested that such a presentation be done before February 2024. Commissioner Brandon Cousins questioned what measurement is being used to determine the additional need for multi-family residential rental housing. Garrity expressed his thought that it was market based. Commissioner Rich Deecken asked if this verbiage would preclude any development of 50+ units until moratorium is lifted. Garrity remarked that there could be a phased approval if such a development was in an existing allowable area. D'Aquila stated that plans are needed for affordable housing and for elderly housing.

Public Comment:

Tom Broderick – 20 Woolsley Avenue – spoke in opposition to extending the moratorium.

Motion Made (Deecken), Seconded (D'Aquila), to approve Application File #23-03 and to make the determination that the application is in keeping with the POCD and the comprehensive plan of the zoning regulations and to establish an effective date of February 1, 2023.

Vote: 4-1 (Cousins) Motion Carried

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the December 21, 2022 Planning and Zoning Commission Regular Meeting.

Motion Made (Deecken), Seconded (Silber), to approve the minutes from the PZC December 21, 2022 Regular meeting.

D'Aquila remarked that the minutes do not include Brian Fitzgerald as being present for the Executive Session and questioned why the Commission did not approve the other participants in Executive Session. Attorney Cordone stated that since the Executive Session was to discuss a personnel matter, the parties in the session were appropriate.

Motion Made (Deecken), Seconded (Silber) to amend the original motion to include Brian Fitzgerald in the attendees of the Executive Session.

Vote: 5-0 Motion to Amend Carried

Vote on original motion as amended

Vote: 5-0 Motion Carried

Motion Made (Deecken), seconded (Silber) and unanimously carried to adjourn the January 18, 2023 PZC Regular Meeting at 8:00 p.m.

Dated at Trumbull, CT this 24th day of January, 2023.

By: Linda Finger, Clerk.