

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 19, 2022 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, January 19, 2022 at 7:00 p.m. via videoconferencing.

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

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
William Chin, Director of Information Technology
William Maurer, Town Engineer
Rina Bakalar, Economic and Community Development Director

ABSENT: Don Scinto, Alternate

A quorum being present, the Chairman called the meeting to order at 7:01 p.m.

PRE-APPLICATION: 6:30 p.m.
7182 Main Street, 7182 Main Street LLC

Attorney Ray Rizio (10 Sasco Hill Road, Fairfield), representing the applicant 7182 Main Street LLC, presented a pre-application for a mixed-use retail and residential building for the property located at 7182 Main Street. The submitted plans proposed a building that would be 2/3 located in Trumbull and 1/3 located in Monroe. The three-story building would consist of retail on the first floor and 40 1- and 2-bedroom apartments on the upper two floors. The property is currently in the B-C Zone which does not allow for residential development. Therefore, an amendment to the B-C Zone regulation would be required.

The Commissioners and staff discussed the plans and expressed their thoughts and concerns regarding: the grade of the property and run-off; the area of where to apply a B-C Zone amendment change; safety and bus issues; and the number of bedrooms.

PLEDGE OF ALLEGIANCE

Attorney James Cordone, the Town Attorney, presented an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that the agenda and all supporting application materials had been posted 24 hours in advance of the meeting. He reminded everyone to identify themselves before speaking and asked that votes be taken by roll call if not a unanimous decision. Cordone also mentioned that the meeting was being recorded.

BY-LAWS (Rules)

Attorney Cordone presented the proposed amendment to the by-laws to change the meeting time and location to "7:00 p.m. or at such other time or location as otherwise agreed to by the Commission."

MOTION MADE (Deecken), seconded (Silber), to approve the By-Laws (rules) as amended.
Vote: 5-0 **Motion Carried**

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **101 Merritt Boulevard:** Applicants, Courtyard 10 LLC and Trumbull Merritt 101 LLC, are requesting to subdivide the property located at 101 Merritt Boulevard in an IL-3 Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File #21-21**

Application was withdrawn by the applicant.

2. **5065 Main Street:** Applicant, Lucero Design, LLC, and owners, Trumbull Shopping Center #2, LLC, and WEA CT Houses, LLC request a Special Permit to upgrade building façade and new restaurant signage in a Commercial MDD Zone pursuant to Art. II, Sec. 3.4, Art. XIII and Art. XV of the Town of Trumbull Zoning Regulations. **File #22-01**

Rob Librandi, Town Planner, reported that the applicant was requesting new signage for the new restaurant that was occupying the space formerly housing Wahlburgers. The signs would be the same size and location as the previous ones.

The applicant, Oscar Lucero (836 Foxon Road, East Haven) replied that it was a swap of two signs – one inside and one outside the mall.

Chairman Garrity remarked that going forward he did not feel that a clean swap of signs (same size and location) needed PZC approval.

Public Comment:

None

Motion Made (Deecken), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File #22-01.

Motion Made (Deecken), Seconded (Silber), to approve Application File #22-01.

Vote: 5-0 **Motion Carried**

3. **575 Shelton Road:** Applicants, Ray & Lori Foote, are requesting a Special Permit to establish a 1167 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 #22-02**

The Town Planner reported that the apartment would be located within the existing basement and consist of 1167 square feet. It meets all of the specifications and regulations for an accessory apartment.

The applicant, Ray Foote (575 Shelton Road), replied that he had nothing to add to the Planner's Report.

Public Comment:

None

Motion Made (Deecken), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File #22-02.

Motion Made (Silber), Seconded (Deecken), to approve Application File #22-02.

Vote: 5-0 **Motion Carried**

4. **40 Oakview Drive:** Applicant, Cooperative Educational Services, is requesting a Special Permit to move the existing CES program from 7 Cambridge Dr. and 25 Oakview Dr. to 40 Oakview Drive pursuant to Art II, Sec 4.2 and Art XV of the Town of Trumbull Zoning Regulations. **File #22-03**

The Town Planner reported that CES would like to move its existing school from 7 Cambridge Dr. and 25 Oakview Dr. to 40 Oakview Drive. There would be no expansion or modification of the building at 40 Oakview Drive. He also mentioned that the school would be located in the same zone and is therefore allowed per the Zoning Regulations.

Chip Dumais, Executive Director CES (7 Farview Ave, Milford), remarked that the school currently operates in three buildings in the area and would like to consolidate programs into one building.

Public Comment:

None

Motion Made (Deecken), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File #22-03.

Motion Made (Deecken), Seconded (Silber), to approve Application File #22-03.

Vote: 5-0 **Motion Carried**

EXTENSION OF TIME

1. **23 Hampton Road:** Applicant, James Stevens, requests an extension of the date by which the subdivision mylar is to be recorded. Approval of Subdivision was granted on October 20, 2021.
File #21-07

In response to a question from Chairman Garrity, Attorney Cordone replied that the Commission would be granting an extension of time to record the map. Librandi remarked that the standard filing period is 90 days from approval.

Motion Made (Deecken), seconded (Silber), to approve an extension of time to file the subdivision Mylar for **File #21-07**

Vote: 5-0 **Motion Carried**

REGULAR MEETING

PLANNER'S REPORT

None

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the December 15, 2021 Planning and Zoning Regular Meeting.

Motion Made (Deecken), Seconded (Silber), to approve the minutes from the PZC December 15, 2021 Regular meeting.

Vote: 5-0 **Motion Carried**

NEW BUSINESS

Chairman Garrity officially welcomed Mike Miller as an alternate to the Planning and Zoning Commission.

Commissioner D'Aquila inquired about the moratorium which was expiring on January 22nd. Chairman Garrity remarked that since it was not on the agenda, it could not be discussed. D'Aquila requested that the moratorium be added to next month's agenda.

As there was no further business, **the January 19, 2022 PZC Regular Meeting was adjourned at 7:19 p.m.**

Dated at Trumbull, CT this 26th day of January, 2022.

By: Linda Finger, Clerk.