Town of Trumbull
CONNECTICUT

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PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 18, 2026, MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, February 18, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Rich Deecken, Secretary
Karen DelVecchio
Rich Croll, Alternate, Voting member Brandon Cousins (Resigned)
Alissa Hall, Alternate

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
Abigail Farrell, Administrative Clerk

ABSENT: None.

A quorum being present, the Chairman called the meeting to order at 7:45 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

Chairman Garrity announced that the agenda would be taken out of order, noting that the applicant for File #26-05 requested their public hearing to begin on March 18, 2026. The applications will now be heard in the following order: File #26-03, followed by File #25-29, and concluding with File #26-02.

1. **Text Amendment:** Applicant, CT Trumbull Village, LLC, is requesting to modify Trumbull Zoning Regulations by revising Article II, Section 2.7: Village Residence District. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-05** ***Public hearing did not Open, Hearing to Commence on March 18, 2026***

2. **Text Amendment:** Applicant, 211 Teller RD LLC, is requesting to modify Trumbull Zoning Regulations by creating Article II, Section 2.9: Active Adult Community Zone. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-03**

Attorney John Knuff (42 Cherry Street, Milford CT) representing the applicant, 211 Teller Road LLC, introduced the application.

Rob Librandi, Land Use Planner, stated that the application is a proposed text amendment for an Active Adult Community Zone. The amendment would permit housing developments for individuals aged 55 and older within AA residential zones, on lots that contain a minimum of six and a maximum of fourteen contiguous acres, with access provided exclusively from Teller Road. The purpose of this amendment would help to address the demand for age-restricted housing in the community by establishing an additional floating zone to accommodate this use. The proposed setbacks and bulk standards are consistent with existing zoning regulations, and the allowable density is four units per buildable acre. Mr. Librandi also added that potential modifications such as explicitly stating the requirement to submit applications to other commissions such as IWWC, WPCA, and the Police Commission have been discussed with the applicant.

Attorney Knuff stated that the proposed zone would represent the town's first age-restricted, for-sale development zone, a concept that has been sought after for some time. The proposed amendment is modeled on the previously approved age-restricted zone, with only minor deviations. He emphasized that this application is solely for a text amendment; if the applicant chooses to pursue a specific project, a zone change and special permit would be required. Attorney Knuff noted that the applicant is agreeable to the modifications suggested by town staff. Additionally, he presented hypothetical site plans demonstrating the type of development that could result from the approval of this text amendment. The concept included twenty-seven townhomes distributed across four lots, encompassing approximately fourteen contiguous acres of land.

Commissioner Croll requested clarification regarding the number of age-restricted developments currently in town and inquired about the town's ideal target for such developments. Town staff will compile that information for the next meeting.

Commissioner Deecken stated his desire to modify the language in sections 2.8.1 C and 2.8.12 B5 regarding the age requirement of a surviving spouse.

Vice-Chairman Silber confirmed the size of the proposed site and that the bulk standards are the same as the AA Residential Zone. Mr. Silber also questioned where this amendment could be used and why this is a new amendment instead of amending the current age restricted zone. Attorney Knuff stated that it's easier to draft new text due to the homes being deeded and the new location requirements.

Commissioner Deecken noted that the applicant may want to consider relocating the proposed homes situated closest to the wetlands, as their current proximity could lead to concerns from the Wetlands Commission.

Commissioner Silber stated that due to the aesthetic appearance of the proposed development, he would not have an issue with it being visible from the road.

Chairman Garrity stated that there have been previous plans for this property and he hopes that the due diligence has been done to make the potential project successful.

Public Comment:

Dan Portanova (95 Teller Road) stated that he had no issues with the plan itself but voiced concerns about the potential purchase of the existing home to add more units and the impact on traffic along Teller Road.

Motion Made (Deecken), Seconded (Croll), to continue the public hearing for Application File #26-03 to March 18, 2026.
Vote: 5-0 **Motion Carried**

3. **<u>2135, 2145, & 2155 Reservoir Avenue:</u>** Applicant, Vessel RE Holdings LLC, is requesting a Site Plan Approval for the development of two apartment buildings, totaling 150 units pursuant to Section 8-30g of the Connecticut General Statutes and Article II, Section 2.3 of the Town of Trumbull Zoning Regulations. **File #25-29** ***Continued from Continued from January 21, 2026***

Kyle Stein (241 West 20th Street, New York, NY) introduced the application.

Chairman Garrity stated that due to Vice-Chairman Silber's prior absences from the meetings, Commissioner Hall will be voting on this application.

Land Use Planner Rob Librandi stated that several additional materials have been submitted since the last meeting, all of which have been distributed to the Commissioners, and the third-party environmental review has been completed. He read into the record a letter from Assistant Town Engineer, Tatiana Solovey, indicating that she is unable to provide full engineering sign-off because only conceptual drainage plans have been submitted. However, she noted that final engineering approval could be included as a condition of approval should the Commission choose to approve the application. Mr. Librandi further reported that the Fire Marshal has signed off on the project, and WPCA approval is still pending. He also noted that, as an 8-30g application, the proposal is not required to comply with local zoning regulations, but he highlighted certain deviations, including reduced setbacks compared to typical requirements. Additional recommended conditions from town staff include planting mature trees to better screen the property from neighboring residences, installing rooftop screening, constructing ADA-compliant connecting sidewalks, adding bike racks, and requiring off-site snow removal due to limited grassy areas, as requested by the Fire Marshal.

Kyle Stein summarized a memorandum that was submitted to the record on February 18th, regarding the status of the application; stating the police approval has been granted, a service strain analysis has been completed, environmental testing has been performed, and units will be made to code with full kitchens. Additionally, revised plans have been filed with engineering staff in response to their comments and WPCA approval is forthcoming, adding that CT law does not require that approval for the Planning and Zoning Commission to act. Mr. Stein also stated that they are agreeable to following modifications as conditions of approval: reducing the building closest to Reservoir Avenue to four stories, which reduces the number of units to 136, changing the exterior to a wood look finish, and installing sidewalks along Reservoir Avenue.

Environmental Engineer, Jay Soltis (301 Catherine Terrace, Fairfield, CT), stated that a Phase I assessment was completed on the entire site, which identified the need for a Phase II subsurface investigation on the rear construction lot. The subsurface investigation included 12 soil samples and 2 temporary monitoring wells, and findings indicated low level detections of petroleum hydrocarbons and volatiles (gasoline related) in the groundwater, all well below the CT applicable criteria. From this, conservative remediation measures were recommended and such findings were collaborated with the third-party review.

Rob Librandi, Land Use Planner, questioned how much soil would need to be removed from the site, and Jay Soltis responded with an estimation of 60 yards. The locations of sampling on site and the process of the Phase III clean up were also discussed.

Commissioner Croll questioned the number of parking spaces and Project Engineer, Luke Mauro (501 Main Street, Monroe CT), stated that with the reduction of units, the ratio of parking spots is increasing from 1.19 spots/unit to 1.28 spots/unit, which complies with 8-30g code of 1 space/bedroom, and added that the units are small and are not known to attract large gatherings that require a surplus of parking.

Commissioner Deecken confirmed that "compact parking spots" were acceptable and expressed concerns with a portion of the WSP third party review that mentioned that if the investigation was completed after March 1, 2026, then the results would've trigged a new requirement for additional testing to characterize the nature and extend if the impacts. Mr. Soltis responded saying that they assume that when additional sampling is done for the Phase III investigation, they will need to go into the new clean-up program.

Commissioner Hall clarified how many buildings are online and for how long. Luke Mauro responded stating that a development in New London has been online for about a year, a development in Trenton NJ is three years old, and the Cheshire location is about to come online.

Commissioner DelVecchio questioned how the unit counts would change with the reduction of units and Luke Mauro responded stated that the new breakdown is 111 single bedroom units and 25 two-bedroom units. Additional concerns regarding the findings and environmental uncertainties of the WSP report were shared, and Luke Mauro responded stating that they cannot proceed with demolition or building permits without demonstrating that the site has been cleaned up, so there is a level of review with both local and statewide oversight, to ensure that all environmental remediation is satisfactory. Commissioner DelVecchio also questioned where on the site plan are the areas of concern. Mr. Soltis used the site plan to depict where contamination was located, which was primarily in the middle of the site, where the parking lot and northern greenspace are proposed to be located. He also added that environmental investigations an iterative process, where the Phase II consists of pass or fail testing, and Phase III is designed to define the contamination in its totality, and this determines what remediation needs to be performed.

Chairman Garrity confirmed the order of environmental testing and Mr. Soltis stated that Phase I is a non-invasive look at the site, to confirm potential contamination, Phase II is when subsurface sampling occurs, and the results of the testing can cause a Phase III investigation.

Project Engineer, Luke Mauro, added that a snow storage area has been identified on the revised site plan, and highlighted the other modification that were made such as the proposed fire lanes, loading areas, and the newly located detention ponds. Mr. Mauro also added that the applicant is aggregable to connecting sidewalks as a condition of approval.

Rob Librandi, Land Use Planner, asked about security on site and property management and Mr. Mauro responded stating that security cameras will be on site and management of the property is still to be determined. Commissioner Deecken further questioned on if a security block would be onsite, and the answer was no.

Mr. Solis added that a Phase III investigation is common, in the iterative process for environmental testing and Mr. Mauro mentioned that should WPCA find a capacity issue, there are solutions to better handle the capacity such as holding tanks or pipe upgrades. The potential capacity issue is not related to the pump station, and instead there's a ~700 linear foot portion of piping that may be seen as problematic.

Commissioner Deecken questioned if there was an issue with the electric companies due to the projects proximity to power towers and Mr. Mauro stated that they have received a will serve letter, and no issues have been mentioned at this time.

Public Comment:

None.

Motion Made (Deecken), Seconded (Croll), to close public hearing for Application File #25-29.
Vote: 5-0 **Motion Carried**

Commission broke from 8:56 to 9:04

Work Session:

Attorney Cordone stated a reminder to the commission that this is an application pursuant to Connecticut General Statue 8-30g, regarding affordable housing. The commission has the ability to approve the application, approve with conditions or deny the application. Should the commission deny the application, the law states that the commission has the burden to prove that, based on the record, the reasons for denial are based on substantial public interest in such things as health, safety, and similar matters, and that those interests outweigh the need for affordable housing.

Chairman Garrity expressed concerns about the application, noting environmental issues identified in the WSP report, including the absence of testing for PAHs, PCBs, and metals and the lack of sampling from heavily stained soils on the properties, the absence of a finalized drainage plan and the lack of WPCA approval.

Commissioner Deecken stated concerns regarding an intermittent brook highlighted on the Phase I report that was not reviewed by the Inland and Wetlands Commission.

Chairman Garrity stated the following reasons he would be denying the application:

1. There is a substantial public interest to protect the environment. Additional investigations are required prior to the development of the site to determine the nature and extent of environmental contamination.
2. There is a substantial public interest to have complete and final drainage plans. The town engineering review letter states that the plans submitted are only conceptual in nature.
3. There is a substantial public interest to have WPCA approval for sanitary sewer connections. No approval exists at this time.
4. There is a substantial public interest to protect the wetlands and watercourses of the town. The application should be reviewed and approved by the Trumbull Wetlands Commission regarding the existence of an intermittent brook.
5. Failure of the application to comply with Zoning Regulation Article II, Section 2.3.

Motion Made (DelVecchio), Seconded (Croll), to approve Application File #25-29.
Vote: 0-5 **Motion Denied**

4. **Text Amendment:** Applicant, Trumbull Planning & Zoning Department, is requesting to modify Trumbull Zoning Regulations by revising Article XVII: Moratorium on Multi-Family Residential Rental Housing, to extend the prohibition of rental housing proposals greater than 50 units for another year. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-02**

Rob Librandi, Land Use Planner, requested approval of the moratorium extension as there are still projects in the pipeline and we are still determining the impact of those approved projects on the town.

Chairman Garrity expressed support for the extension, as it prevents the automatic entitlement of a high-density project.

Commissioner DelVecchio questioned the number of units and Rob Librandi and Chairman Garrity stated that 50 was number everyone felt comfortable with at the time of creating the moratorium.

Town Attorney Cordone explained that although the legal notice correctly states that the moratorium is being renewed for one year, a typo on the posted document indicates a renewal through 2026. Due to this error, Attorney Cordone requested a motion to amend the text to state that the moratorium expires on February 28, 2027.

Public Comment:
None.

Motion Made (Deecken), Seconded (Croll), to amend the original motion:
1. Change the expiration date of the moratorium from February 28, 2026, to February 28, 2027.

Vote: 5-0 **Motion Carried**

Commissioner Deecken asked whether there was any interest in reducing the allowable number of units. Chairman Garrity responded that there is no such interest at this time and added that if a change becomes necessary in the future, the Commission will address it then.

Vote to approve Application File #26-02 as amended and to establish an effective date of February 25, 2026, and to make the determination that the application is in keeping with the POCD and the comprehensive plan.
Vote: 5-0 **Motion Carried**

REGULAR MEETING

Land Use Planner Rob Librandi noted that the Connecticut Federation of Planning and Zoning Agencies quarterly newsletter was included in the commissioners' packets and encouraged all members to review it.

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from January 21, 2026, Planning and Zoning Commission Regular. Meeting

Motion Made (Deecken), Seconded (Croll), to approve the minutes from the PZC January 21, 2026, Regular Meeting
Vote: 4-0-1 (Silber) **Motion Carried**

Motion Made (Deecken), Seconded (Croll) and unanimously carried to adjourn the February 18, 2026, PZC Regular Meeting at 9:17 p.m.

Dated at Trumbull, CT this 25th day of February 2026.
By: Abigail Farrell, Clerk.