

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
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**PLANNING AND ZONING COMMISSION**

**WEDNESDAY, MARCH 16, 2022 MINUTES**

The Planning and Zoning Commission held a Regular Meeting on Wednesday, March 16, 2022 at 7:00 p.m. via videoconferencing.

**MEMBERS PRESENT:** Fred Garrity Jr., Chairman  
Tony Silber, Vice-Chairman  
Rich Deecken, Secretary  
Tony D'Aquila  
Tony Chory  
Mike Miller, Alternate  
Don Scinto, Alternate  
Brandon Cousins, Alternate

**ALSO PRESENT:** Vicki A. Tesoro, Trumbull First Selectman  
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

A quorum being present, the Chairman called the meeting to order at 7:04 p.m.

**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.

Chairman Fred Garrity remarked that there would be no public comment regarding the Trumbull Center Corridor Study since no action was being taken by the PZC.

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

1. **147 Shelton Road:** Applicants, Nicole and David Polly, are requesting a Special Permit to construct a 1158 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 #22-04**

Rob Librandi, the Town Planner, summarized the application by stating that the apartment would be attached to the main house via a breezeway. Earlier this month, the applicant received a ZBA variance regarding setbacks. The application was continued from the February 16<sup>th</sup> meeting as the Commission expressed concerns regarding the architecture and requested that the applicant work with staff to modify the design.

The architect, Daniel Pato (2490 Black Rock Turnpike, Fairfield) remarked that the addition would be set back from the road and the entrance would be on the side. He explained that the connection between the house and the addition was redesigned to be more substantial and larger. The applicant, Nicole Polly (147 Shelton Road), mentioned that they want to maintain the historic accuracy of the neighborhood. Pato shared his screen to display a photo of the current house and renderings of the addition.

Chairman Garrity remarked that the revisions were in the right direction but the Commission needed to decide if it meets the criteria of having the appearance of a single family dwelling. Commissioner Deecken commented that the regulations relating to accessory apartments need to be revised. Vice-Chairman Silber wanted clarification regarding the size of the accessory apartment, the location of the entrance and setting any precedents. Attorney Cordone remarked that from a legal standpoint each application stands on its own. Commissioners Chory, D'Aquila and Cousins expressed support for the application.

**Public Comment:**

None

**Motion Made** (Deecken), Seconded (Silber), and **unanimously carried** to close the public hearing for File #22-04.

Chairman Garrity expressed his appreciation for the effort to revise the drawings to make the structure look more like a single family dwelling.

**Motion Made** (Deecken), Seconded (Chory), to approve Application File #22-04 as modified.  
**Vote: 5-0** **Motion Carried**

- 2. 552 White Plains Road:** Applicant, Maria Tecza, is requesting a Special Permit/Site Plan for an existing two family residential home with professional office space and site enhancements in a Residence A Zone within the Professional Office Overlay Zone pursuant to Art II, Sec 2.1 and Art XV of the Town of Trumbull Zoning Regulations. **File #22-08**

Librandi reported that the building at 552 White Plains Road currently contains 2 family units and 2 or 3 office spaces in a Residence A Zone within the Professional Office Overlay Zone. It is a pre-existing, non-conforming use. The applicant is requesting to bring the site up to zoning compliance. Currently, 16 parking spaces including the garage exist on-site which is more than enough to accommodate the uses. In addition, landscaping in the front and sides obscures the parking area. The applicant had worked with staff as well as the Fire and Building Departments as far as they could in the process.

Chairman Garrity clarified that the property was non-conforming and had never been approved. He asked the Town Planner if he was aware of any problems with the non-conformance and Librandi responded that he was not aware of any issues.

The applicant, Maria Tecza (6654 58<sup>th</sup> Avenue, Maspeth, NY 11378) stated that she purchased the property in September. The extension was built about 15 years ago as office space but was never formally recorded as that. She is requesting to formalize the mixed use of office space and two family residence. Chairman Garrity remarked that the POOZ provides for such use.

The architect, Mark Fritz (133 Fernwood Road), remarked that the applicant had meetings with Fire, Building and P&Z to discuss what was required to bring the building up to code. He shared his screen and displayed and discussed the parking area which would include a handicapped space and the floor plans of the residences and office. Fritz also shared a current photo of the property from White Plains Road which showed mature trees hiding the parking area and lining the rear and side of the property.

Commissioner D'Aquila questioned if the parking lot would be paved. Tecza responded that it wasn't planned at this time. Chairman Garrity recommended paving the lot for the professional use. The applicant agreed to pave the lot if it was required as a condition of approval. D'Aquila inquired about rental of the units. Tecza relied that she would be moving into one of the units in September. Silber suggested that paving the lot should be made a condition of approval. Silber asked if any landscaping or exterior changes would be made. Tecza responded that more landscaping might be added and no exterior changes were planned at this time.

Bill Maurer, Town Engineer, remarked that if the parking lot is paved, then the applicant needs to be complaint with Stormwater Management Standards. Fritz agreed.

Deecken wanted confirmation of the number of units in the building. Garrity replied two family units and two office units. In response to Garrity's question regarding occupancy. Tecza responded that the professional units are empty and the two living units are occupied. Garrity remarked that the lot must be paved before the professional units could be occupied. D'Aquila inquired about an illumination design. Fritz responded that the design is staying as is with the existing lights. Librandi added that there is a large buffer area from the lighting because of the mature trees.

**Public Comment:**

None

**Motion Made** (Deecken), Seconded (Chory), and **unanimously carried** to close the public hearing for File #22-08.

**Motion Made** (Deecken), Seconded (Silber), to approve Application File #22-08 with the condition that the parking lot be paved.

**Vote: 5-0**                      **Motion Carried**

**REGULAR MEETING**

**ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the February 16, 2022 Planning and Zoning Regular Meeting.

**Motion Made** (Deecken), Seconded (Chory), to approve the minutes from the PZC February 16, 2022 Regular meeting.

**Vote: 5-0**                      **Motion Carried**

**PLANNER'S REPORT**

Trumbull Center Corridor Study Presentation by Freeman Companies and VHB Engineering.

Kate Montgomery (Freeman Companies, 36 John Street, Hartford) and Joe Balskus (VHB Engineering, 100 Great Meadow Road, Wethersfield) presented the Trumbull Center Corridor Improvements study. The area of study was White Plains Road located between Reservoir Avenue and Tait Road. Montgomery talked about the goals of the study, changes that could be made to enhance the area and a potential Overlay Zone. Balskus discussed possible traffic improvements including a partial road diet.

Commissioners asked questions and made comments about traffic, road diet, pathways, the traffic lights, and the multi phases of the project. Chairman Garrity thanked the presenters for their work in preparing the study. He also thanked staff for their assistance,

**Motion Made (Deecken), seconded (Chory) and unanimously carried to adjourn the March 16, 2022 PZC Regular Meeting at 9:19 p.m.**

Dated at Trumbull, CT this 23rd day of March, 2022.

By: Linda Finger, Clerk.