Town of Trumbull
CONNECTICUT

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

The Planning and Zoning Commission held a Regular Meeting on Wednesday, March 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
Alissa Hall, Alternate

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

ABSENT: Dean Fabrizio, Alternate

A quorum being present, the Chairman called the meeting to order at 7:38 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

Motion Made (Deecken), Seconded (DelVecchio), to reorder the agenda and hear Application File #26-09 first.
Vote: 5-0 **Motion Carried**

1. **870 Daniels Farm Road:** Applicant, Goutham Manghnani, is requesting a Special Permit to construct an addition for an enclosed connector between the existing dwelling and the detached garage, to establish a 374 sq. ft. studio Accessory Apartment above the garage in a Residence AA zone pursuant to Article II, Section 1.3.2.7 of the Town of Trumbull Zoning Regulations. **File #26-09**

The applicant, Goutham Manghnani (870 Daniels Farm Road) introduced the application.

Rob Librandi, Land Use Planner, stated that the application is for an accessory apartment within the existing detached garage. The applicant is requesting a special permit to construct a walkway and staircase to connect the garage to the primary dwelling. The proposed apartment meets the required square footage standards, and the revised plans confirm that the home will retain a single front door.

Chairman Garrity confirmed that the apartment complies with the regulations and Mr. Librandi responded in the affirmative.

Public Comment:
None.

Motion Made (Deecken), Seconded (Croll), to close the public hearing for Application File #26-09.
Vote: 5-0 **Motion Carried**

Motion Made (Deecken), Seconded (DelVecchio), to approve Application File #26-09 and to establish an effective date of March 31, 2026.
Vote: 5-0 **Motion Carried**

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** ***Continued from February 18, 2026***

Attorney Sarah Sharp (42 Cherry Street, Milford, CT), speaking on behalf of the applicant, 211 Teller Road LLC, outlined the updates made since the previous meeting. These include revised language regarding a surviving spouse, the requirement for a special permit, and clarification that the applicant must obtain approvals from both the Wetlands Commission and the Police Commission before requesting a zone change. She also noted that, based on a senior housing inventory completed by town staff, there are currently no age-restricted units for sale on the market.

Rob Librandi, Land Use Planner, confirmed that the applicant met with town staff to incorporate the requested modifications. He added that town staff prepared an age-restricted housing inventory, which has been submitted into the record. The inventory shows that, relative to the overall number of homes in Trumbull, senior housing options are limited, highlighting a clear need to expand this type of housing.

Commissioner Croll expressed appreciation for the staff-prepared housing inventory, noting that having the data helps inform their decision.

Commissioner Deecken expressed support for the revisions that have been made since last month's meeting.

Town Attorney Cordone stated that the proposed modifications would be amendments to the original application.

Public Comment:
None.

Motion Made (Deecken), Seconded (DelVecchio), to close the public hearing for Application File #26-03.
Vote: 5-0 **Motion Carried**

Motion Made (Deecken), Seconded (DelVecchio), to approve Application File #26-03.

Motion Made (Deecken), Seconded (DelVecchio), to amend the original motion:

1. Add clarifying verbiage to section 2.9.1 C to read "if a surviving spouse is under fifty-five (55) years of age, said spouse may remain in occupancy of such dwelling unit."
2. Add "and application for special permit" to section 2.9.10 A
3. Add section 2.9.10 E: "Prior to submitting an application for a zone change to the Commission, the applicant first must obtain final approvals from (1) the Inland Wetlands and Watercourses Commission and (ii) the Police Commission."

Vote: 5-0 **Motion Carried**

Vote to approve Application #26-03, as amended, and to establish an effective date of March 31, 2026, and to make the determination that the application is in keeping with the POCD and the comprehensive plan.

Vote: 5-0 **Motion Carried**

3. **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**

Attorney Raymond Rizio (10 Sasco Hill Road, Fairfield CT), representing the applicant, CT Trumbull Village LLC, introduced the application.

Rob Librandi, Land Use Planner, stated that the application is a text amendment that was previously submitted and denied in June 2025. He highlighted the changes to the current Village Residence District regulations including where the zone can be applied and the allowable development density. Mr. Librandi noted that the proposed text is relatively location specific, and since the prior submission, the density has remained largely the same, while the potential locations for units have been adjusted.

Attorney Rizio clarified the density questions by explaining that the zone's current density of 3.5 units per buildable acre is not being changed in the proposed amendments. He noted that the Village Residence District (VRD) is an existing, relatively site-specific regulation, and the amendments would allow this zone to be applied in an additional area. The proposed changes include adding another potential location for the VRD, specifically near the intersection of Exit 32A of the Merritt Parkway and White Plains Road, as well as adding language regarding the net increase of buildings on a site and limits on the number of building permits that can be pulled in a year. Additionally, a traffic study and a service-strain analysis have been completed since the previous application. Attorney Rizio added that the POCD identifies a need for greater diversity in housing types, and the VRD would help address this by creating a new neighborhood of cluster housing. He noted that no new neighborhoods have been developed in Trumbull over the past 20 years, as the town is largely built out with extremely limited inventory of new-construction homes available for sale. This text amendment would allow for the development of a potential new neighborhood, creating much-needed housing inventory.

Attorney Rizio presented the impact analysis, noting that similar communities have been found very attractive and would have minimal impacts on Trumbull's resources and schools. The analysis projected that approximately 21 students would be added to the school system from the potential development. A housing profile showed that while apartments and senior housing have increased, no new single-family construction has occurred in recent years. From a monetary standpoint, the project

was concluded to be a net benefit to the town, and this type of housing is already permitted and has proven successful with the Enclave project.

Attorney Rizio also summarized a traffic study, which determined that the main roads currently operate at a Level of Service A and would remain at that level even with hypothetical development. He added that the applicant would be amicable to including language requiring the securing of other necessary approvals prior to requesting the zone change. He emphasized that approval of this text amendment would only allow the applicant to present a project in the future. Renderings of the potential development were also presented.

Chairman Garrity remarked that traffic and impact studies are requested to evaluate potential strain on the current town infrastructure, based on past developments and similar development in other towns. To date, approved projects that presented traffic and impact studies have displayed impacts that were consistent with the findings of said studies.

Chairman Garrity added that with respect to the previous application, it was emphasized that age-restricted housing and a decrease in density was desirable, neither of which were demonstrated in the new application. Attorney Rizio responded stating that the density presented matches the density written in the current regulation, adding they may be amicable to a density reduction. Chairman Garrity further questioned why the project opted against age-restricted housing, and Attorney Rizio stated that age-restricted housing is more inconsistent when it comes to need. In contrast, Trumbull is known for its single-family homes, and the impact study stated a need for that type of housing. The idea of incorporating some age-restricted housing into the potential development was discussed, and Attorney Cordone stated that the act imposing an age-restricted component needs to be looked at by town staff in regard to zoning language. The impact on the schools was also discussed.

Commissioner Croll expressed concerns regarding the potential land that could be rezoned, and Attorney Rizio stated they would be comfortable adding language to the regulation to make it more site specific.

Commissioner Deecken questioned the changes in the text since the application was last before the commission. Matt Mihaly (338 Unity Road) explained that the updates include a cap of 40 additional units on the site, a limit on the number of open building permits allowed per year, and an updated exit number. He also expressed concern with the fact that the zone is intended for developments located on state roads, stating that he believes this site does not meet that criteria.

Commissioner Hall expressed support for exploring age-restricted housing, noting that the schools are performing at such a high level due to factors like a strong teacher-to-student ratio.

Commissioner DelVecchio reiterated support for incorporating age restricted units.

Vice-Chairman Silber questioned if the number of homes can be limited through a special permit since the regulation specifies the allowable density, Chairman Garrity confirmed that units can be restricted within the special permit process. It was also confirmed that the current zone is AA.

Attorney Cordone confirmed with the applicant that they would grant a time extension should the commission request to keep the public hearing open, and the applicant agreed.

Rob Librandi, Land Use Planner, added that the applicant has met with town staff to discuss the project and accommodated the request to rearrange the homes to move them farther from the wetlands on site, however, the density did not change.

The commission took a brief break (9:02-9:10).

Public Comment:

Barry Unger (219 Unity Road) expressed concerns about discrepancies between the actual site and the site proposal, potential issues with fire truck access, site grading, and the extent of the wetlands. Chairman Garrity responded that a master plan will be required and the fire marshal must sign off. Additional concerns were stated regarding the homes being three-bedrooms, and how that may impact the schools.

Sophia Gulino (40 Leffert Road) stated she opposes the application. She noted that Trumbull continues to grow, approvals for other housing projects have already been made, and the town's infrastructure is already strained.

David Stone (141 Fern Circle) stated that the overall character of the site should remain consistent with existing development, and he believes this proposal is inconsistent with what is currently there. He also questioned whether the VDR zone is the most appropriate designation for the site.

Emily Maiocco (80 Oriole Lane) expressed concerns about the project related to potential density, traffic impacts, effects on the schools, and how environmental issues will be addressed.

Judith deGraffenried (323 Unity Road) expressed concerns about the potential for a denser development, increased traffic, degradation of the existing neighborhood, loss of open land, and issues related to sewage connections.

Micheal Carberry-Santacroce (20 Robinwood Road) submitted a statement of technical opposition for the record, and requested a safety survey of the area be completed.

Peter Kuczynski (22 Rolling Wood Drive) spoke in opposition to the application, citing concerns raised in the applicant's service strain analysis, particularly the calculations related to projected school-age children and the mill rate.

Karen Bollert (32 Fern Circle) stated that she concurs with the prior speakers in opposition, particularly regarding the calculations related to school-age children. She also raised additional concerns about the site itself, the length of time the project would take to construct, and the size of the homes.

Carmine DeFeo (15 Woodcrest Avenue) expressed concerns about the current language requiring the development to be connected to a state road, noting that the proposed modification contradicts the existing regulation.

Attorney Rizio addressed several public concerns, clarifying how the estimated school contribution was calculated and explaining why the mill rate is not expected to change significantly in the coming months.

Commissioner DelVecchio noted that Booth Hill School is already heavily burdened and asked that this be considered.

Vice-Chairman Silber questioned why the amendment covers such a broad scope, expressing concern that the regulation might apply to unintended properties. Attorney Rizio responded that the language could be refined to limit the applicable area if desired.

Commissioner Croll expressed support for reducing the proposed density to approximately half-acre lots and/or incorporating some age-restricted housing.

Rob Librandi, Land Use Planner, requested that the impact study be reviewed by its preparer to confirm all information is accurate.

Commissioner Deecken reiterated his concerns about applying this text amendment to the property given the current wording. Attorney Rizio responded that the proposed modification is intended to avoid creating a new regulation for every individual project. Vice-Chairman Silber agreed, stating that developing a separate regulation for each project is not the goal of the town's regulations.

Chairman Garrity summarized the concerns raised throughout the evening, including issues related to neighborhood character, site-specific matters that will need to be addressed at a later stage, and the continued desire for a reduction in density along with consideration of adding senior housing.

Attorney Rizio consented to a time extension.

> **Motion Made** (Deecken), Seconded (Silber), to continue the public hearing for Application File #26-05 to April 22nd, 2026.
> **Vote: 5-0** **Motion Carried**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from February 18, 2026, Planning and Zoning Commission Regular. Meeting

> **Motion Made** (Deecken), Seconded (Silber), to approve the minutes as amended from the PZC February 18, 2026, Regular Meeting
> 1. Strike ", Alternate, Voting member Brandon Cousins (Resigned)" after Rich Croll's name in the "Members Present" section
>
> **Vote: 5-0** **Motion Carried**

Attorney Cordone notified the commissioners that the Vessel team has submitted an appeal and filed for a modification that will be on the agenda next month.

Motion Made (Deecken), Seconded (Croll) and unanimously carried to adjourn the March 18, 2026, PZC Regular Meeting at 10:08 p.m.

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