

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, APRIL 21, 2021 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, April 21, 2021 at 7:00 p.m. via videoconferencing.

MEMBERS PRESENT: Anthony Silber, Vice-Chairman (Acting as Chairman)
Anthony Chory, Secretary
Anthony D'Aquila
David Preusch, Alternate (Voting member for LaConte)
Donald Scinto, Alternate (Voting member for Garrity)

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
James Nugent, Town Attorney
William Chin, Director of Information Technology
William Maurer, Town Engineer

ABSENT: Fred Garrity, Chairman
Larry LaConte

A quorum being present, the Chairman called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

Attorney Cordone presented an overview of the Governor's Executive Orders regarding videoconferencing. He remarked that the agenda and all 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.

1. **Text Amendment:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, request a text amendment to Article II, Section 3.2: B-C Long Hill Green and Town Hall Node (Business/Residential) and Art. II, Section 3.2.5.1 of the Town of Trumbull Zoning Regulations to include the properties at 7180 & 7192 Main Street and the property identified as Spring Hill Road C01-37. **File #21-01**

Motion Made (Chory), Seconded (D'Aquila), to continue the public hearing for Application File #21-01 to the next Regular Meeting on May 19, 2021 at 7:00 p.m. via video and telephone conferencing.

Vote: 5-0

Motion Carried

- 2. Zone Change 7180 Main Street, 7192 Main Street and Parcel ID C01-37:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, are requesting a Zone Change from I-L2 Zone to B-C Long Hill Green and Town Hall Node (BC-LHG) pursuant to Art. II, Section 3.2.5.1 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-02**

Motion Made (D'Aquila), Seconded (Chory), to continue the public hearing for Application File #21-02 to the next Regular Meeting on May 19, 2021 at 7:00 p.m. via video and telephone conferencing.

Vote: 5-0

Motion Carried

- 3. 55 Merritt Boulevard:** Special Permit/ Site Plan application to allow a free standing 2,800 sq. ft. Truck Maintenance Garage located in the IL-3 Zone pursuant to Article XV and Article II Section 4.4 of the Town of Trumbull Zoning Regulations. **File # 21-05**

Staff reported that Levco Mechanical Group would like to construct a separate structure for maintenance of their own trucks and vans. He remarked that after removal of some parking spaces that there would be 445 spaces where 367 are required. He also mentioned that containers and a gas tank as shown on the site plan were not part of this application and that the applicant would to submit another application to add those items as well as for any signage. Approvals from Building and the Fire Marshal departments would be needed for the garage. Engineering reported that the applicant would need to apply for a General Permit for Discharges from Miscellaneous Industrial Users (MIU GP).

Applicant Ken Wakeley, 55 Merritt Boulevard, stated that Levco Mechanical Group would like to build a free standing metal building for their own use. Levco is a Heating and Air Conditioning company with warehouse and office space which has been at 55 Merritt Boulevard for three years. He remarked that the building would be white and gray to blend with the existing building and that there are no plans for signage.

Commissioner Chory asked about side setbacks. Rob Librandi, Town Planner, responded that the industrial zone does not have side setbacks but rather building coverage. This would be 70% where 80% is allowed. Commissioner D'Aquila inquired about heating and cooling of the building. Wakeley responded that it would only be heated. Vice-Chairman Silber asked about the process of changing oil for the vehicles. Wakeley responded that trays would be used and that there would be nothing below ground.

Public Comment:

The following person spoke in favor of application #21-05:

Marshall Marcus – 91 Stonehouse Road (**not** speaking for the Economic & Community Development Commission)

Motion Made (D'Aquila), Seconded (Chory), and **unanimously carried** to close the public hearing for File #21-05.

Motion Made (Chory), Seconded (D'Aquila), to approve application File #21-05.

Vote: 5-0 **Motion Carried**

4. **2157 Huntington Turnpike (Map J/07-5)**: Applicant, Moorefield Farms Development LLC. Pursuant to Superior Court decision: Public hearing to be conducted for the limited purpose of Planning & Zoning Commission's evaluation and approval of (i) design standards and materials and (ii) landscaping plan with respect to the previously approved Site Plan of 10 age restricted housing units in an Age Restricted Housing Zone **File #19-20**

Attorney Cordone recused himself from this application and Attorney Nugent presided as legal counsel.

Vice-Chairman Silber remarked that this application has been approved and adjudicated by the court. This hearing was to approve building materials and designs and the landscaping plan.

Staff reported that the Commissioners had received the materials showing revised plans, the architecturals and tree warden's letter as well as a copy of court decision. Commissioner D'Aquila remarked that he did not receive a copy of the decision and wanted a copy since it was referenced in AJ Grasso's letter. Attorney Nugent affirmed that according to the Judge's ruling, the Commission needed to review, discuss, and vote only on the landscaping plan and the design standards. Silber canvassed the Commissioners about proceeding without the memorandum and the consensus was to go forward.

Attorney Steven Bellis, (The Pellegrino Law Firm, 475 Whitney Avenue New Haven, CT 06511), representing the applicant, Moorefield Farms Development LLC, read the conclusion of the decision which remanded the Commission to evaluate and approve acceptable design standards and materials submitted by the applicant and to consider a landscaping plan recommended by the Trumbull Tree Warden. Bellis discussed the design standards as listed in Section 2.4.12 of the Town of Trumbull Zoning Regulations. He also remarked that the Commission has a letter from the Tree Warden accepting the landscaping plan. Silber questioned if the Commission needed to review design styles vs design standards. Nugent opined that the regulations in Section 2.4 should be compared to what has been submitted and then make a decision based on the regulations. Bellis discussed the design standards and compared them to the site plans. Commissioners decided that they needed a presentation of the design styles of the proposed houses.

AJ Grosso (Moorefield Farms Development, 14 Red Tail Court, Shelton) discussed the four design styles that would be offered for the development. He remarked that each purchaser could customize the exterior and therefore it would be unlikely for any of the homes to have the same appearance.

Rob Librandi read the letter from the Tree Warden into the record with his approval of the landscaping. No modifications had been made from the original landscaping plan.

Public Comment:

The following people spoke expressing their concerns regarding application #19-20:

Marshall Marcus – 91 Stonehouse Road (**not** speaking for the Economic & Community Development Commission)
Beth Schrader – 2110 Huntington Turnpike
Elene Moore – 400 Booth Hill Road
Eve McGrath – 63 Teeter Rock Road
Bob Lally – 2137 Huntington Turnpike

In response, Bellis remarked that the Tree Warden had not approved the landscaping plans before the vote in 2019 but now has and that the plans are the same. He also stated that commercial trucks would not be allowed to be parked in driveways. As a condition of approval, Bellis agreed to comply with the Town of Trumbull regulations regarding commercial vehicles. He also mentioned that there is an easement for the pipeline and there would be no encroachment of it. Bellis would share all correspondence with the pipeline authority with the Town Planner.

The letter from Elene Moore was entered into the record.

Commissioner Scinto was not present for any of the remaining votes.

Motion Made (Preusch), Seconded (Chory), to close the public hearing for Application File #19-20.

Vote: 3-1 (D'Aquila) Motion Carried

WORK SESSION

Vice-Chairman Silber remarked that the Commission had the landscaping plans and received a presentation on the designs tonight. Commissions discussed the landscaping and design plans. In response to a concern regarding the parking of trucks, Rob Librandi remarked that personal pick-up trucks are acceptable but that commercial ones are not allowed. Commissioner D'Aquila remarked that he wanted to read the decision before voting and therefore would not be able to approve the application.

Motion Made (Preusch), Seconded (Chory), to approve Application File #19-20.

Motion Made (Chory), Seconded (Preusch) to amend the original motion:

1. To state that the P&Z Commission finds that the building materials and character of the development are consistent with the character of the broader neighborhood.
2. As a condition of approval, the Applicant must adhere to the letter of the Zoning Regulations with regards to parking on-site.
3. As a condition of approval, the Applicant must share any previous correspondence from the gas company with the public or get an explicit sign-off from the gas company that there is no encroachment on the right of way.

Vote: 4-0 Motion To Amend Carried

Vote on original motion as amended

Vote: 3-0-1 (D'Aquila) Motion Carried as Amended

Motion Made (Chory), Seconded (Preusch) to make a finding that the P&Z Commission has concluded that the applicant has met design standards per the Town of Trumbull Zoning Regulations.

Vote: 3-1 (D'Aquila) Motion Carried

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the March 24, 2021 Planning and Zoning Regular Meeting.

Motion Made (Preusch), Seconded (D'Aquila), to approve the minutes from the PZC March 24, 2021 meeting.

Vote: 4-0 Motion Carried

PLANNER'S REPORT

Rob Librandi reported that a study of Trumbull Center was being undertaken. Zoom meetings regarding this would be held in May.

Commissioners discussed the queueing problem with the Starbucks drive-thru on White Plains Road. It was decided to send a formal letter to Starbucks and ask them to address the backup and traffic issues.

Motion Made (D'Aquila), seconded (Chory) and unanimously carried to adjourn the April 21, 2021 PZC Regular Meeting at 9:42 p.m.

Dated at Trumbull, CT this 27th day of April, 2021.

By: Linda Finger, Clerk.