

Town of Trumbull
CONNECTICUT

Planning and Zoning
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PLANNING AND ZONING COMMISSION

WEDNESDAY, MAY 19, 2021 MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, May 19, 2021 at 6:30 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
William Chin, Director of Information Technology
William Maurer, Town Engineer

ABSENT: Fred Garrity, Chairman

A quorum being present, the Chairman called the meeting to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was taken for Commissioner Lawrence LaConte Sr. who passed away earlier this month.

PRE-APPLICATION

49 Daniels Farm Road – Meghan Riccio.

Attorney Andrea Gomes (20 Church Street, Hinckley Allen, Hartford), representing the applicant Meghan Riccio, presented a pre-application for an adaptive re-use and historic restoration for 49 Daniels Farm Road to allow for a multi-unit project. An initial pre-application was presented in January. Feedback from the Commission was incorporated into the revised pre-application.

The Commissioners discussed several issues, especially maintaining the historic integrity of the architecture, expansion of the buildings and concerns with pedestrian safety and traffic on Daniels Farm Road.

891 White Plains Road – Vincent Marini

Vincent Marini (41 Aragon Drive) presented a pre-application for an adaptive re-use of the library building owned by Trumbull Congregational Church into a restaurant. A small addition would be constructed to contain ADA bathrooms.

Staff reported that currently the building is zoned for residential use and that a study is being undertaken of the Trumbull Center area which could impact zoning of the area. The Commissioners felt that the idea was worth pursuing and to consult with staff regarding moving forward.

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 June 16, 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 (Chory), Seconded (D’Aquila), to continue the public hearing for Application File #21-02 to the next Regular Meeting on June 16, 2021 at 7:00 p.m. via video and telephone conferencing.

Vote: 5-0 **Motion Carried**

3. **123 Monroe Turnpike, Unit 3:** Applicant, Francesco Buscema, is requesting a Special Permit to occupy 1,194 sq. ft. of space in an Industrial Zone to operate a restaurant pursuant to Art. II, Sec. 4.2 and Art. XV, of the Town of Trumbull Zoning Regulations. **File #21-06**

Staff reported that the applicant is requesting a special permit to operate a restaurant in an industrial zone. It would be located next to another restaurant in the same building. The two restaurants would require 18 parking spaces and the parking lot contains 47 total spaces. That leaves 29 spaces for the other uses on site.

Attorney Marisa Pulla (Zeldes, Needle & Cooper, 1000 Lafayette Boulevard, Bridgeport) representing the applicant, Francesco Buscema, remarked that the applicant is seeking to operate a full service Italian restaurant. She displayed a proposed layout of the restaurant.

Commissioners discussed possible issues with parking due to snow. Attorney Cordone remarked that parking and traffic would have been addressed with the site plan submitted with the application to construct the building. Staff can contact the property owner regarding snow removal plans.

Public Comment:

None

Motion Made (Chory), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File #21-06.

Motion Made (Chory), Seconded (Preusch), to approve application File #21-06.

Vote: 4-1 (D'Aquila) Motion Carried

4. **94 Killian Avenue:** Applicants, The Richard F. Greenwood Testamentary Trust & Richard F. Greenwood Testamentary Family Trust, are requesting to subdivide the property located at 94 Killian Ave in a Residence A Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File:#21-08**

Staff reported that the applicant went before the Zoning Board of Appeals in October, 2020 and received five Variances to subdivide the property into two buildable lots. Attorney Cordone remarked that after approval by the ZBA, the PZC acts in an administrative capacity regarding the application and has very little discretion as to actions. The Town Engineer stated that the properties would need to conform to the Stormwater Regulations.

Attorney Chris Russo, (Russo & Rizio, 10 Sasco Hill Road, Fairfield), representing the applicant, Richard F. Greenwood Testamentary Trust, remarked that the Greenwoods' ownership of the property predated the sub-division regulations and that it has always been treated as two separate lots.

Commissioner D'Aquila expressed concerns regarding the new side setback for the existing house. Attorney Cordone responded that it complies with the variances granted by the ZBA.

Public Comment:

None.

A letter in opposition from the D'Amatos was read into the record.

Motion Made (D'Aquila), Seconded (Preusch), and **unanimously carried** to close the public hearing for File #21-08.

Motion Made (D'Aquila), Seconded (Chory), to approve application File #21-08 with the condition that applicant must show compliance with the Administrative Policy for Stormwater Management and Drainage Design Standards.

Vote: 5-0 **Motion Carried**

BOND RELEASE

1. Long Hill Fire District requests release of full landscaping bond for 5404 Main Street. **File:#17-13 CONTINUED TO 06/16/21**
2. Brinsmade Associates requests release of full soil and erosion bond for 965 White Plains Road. **File:#16-18**

Motion Made (D'Aquila), Seconded (Chory), to approve bond release for File #16-18.

Vote: 5-0 **Motion Carried**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the April 21, 2021 Planning and Zoning Regular Meeting.

Motion Made (Preusch), Seconded (D'Aquila), to approve the minutes from the PZC April 21, 2021 meeting.

Vote: 5-0 **Motion Carried**

Motion Made (Chory), seconded (D'Aquila) and unanimously carried to adjourn the May 19, 2021 PZC Regular Meeting at 8:26 p.m.

Dated at Trumbull, CT this 26th day of May, 2021.

By: Linda Finger, Clerk.