Town of Trumbull
CONNECTICUT

Planning and Zoning Department
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PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 17 2026, MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, June 17, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity, Chairman
Rich Deecken, Secretary
Rich Croll

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

ABSENT: Anthony Silber, Vice-Chairman
Karen DelVecchio
Alissa Hall, Alternate
Dean Fabrizio, Alternate

A quorum being present, the Chairman called the meeting to order at 7:40 p.m.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

Chairman Garrity stated that with three members, a quorum is present and all members have to vote yes in order for a motion to be approved.

1. **93 Broadway Road:** Applicant, Jose Parra, is requesting to subdivide the property located at 93 Broadway in a Residence A Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations and Article III of the Zoning Regulations. **File #26-17**

Fred Damico (9 Park Road, Oxford, CT, 06478), Project Engineer, introduced the application on behalf of the applicant.

Rob Librandi, Land Use Planner, stated that the subdivision application complies with the interior lot setbacks, with proper access to both properties. Mr. Librandi questioned if the existing buildings will be removed from the site, and Mr. Damico responded stating that one of them will be converted into a new dwelling, as the sole house on the lot.

Fred Damico noted that, as Mr. Librandi stated, the subdivision meets all required standards. Chairman Garrity added that the application pertains solely to the division of the lots, and that any future construction or remodeling will need to be reviewed and approved by the Building Department.

Public Comment:

None.

Motion Made (Deecken), Seconded (Croll), to close public hearing for Application File #26-17.
Vote: 3-0 **Motion Carried**

Motion Made (Deecken), Seconded (Croll), to approve Application File #26-17 and to establish an effective date of June 29, 2026.
Vote: 3-0 **Motion Carried**

2. **Text Amendment:** Applicant, Trumbull Planning & Zoning Department, is requesting to create Art XVIII (Special Standards for Mixed-Use Developments). Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-18**

Town Attorney Cordone explained that the proposed text amendment is required to bring the Town's regulations into compliance with portions of Public Act 25-1, which was enacted last year and must take effect by July 1st. In drafting the amendment, he consulted with Mr. Librandi, reviewed seminar materials, examined model regulations from other municipal attorneys, and referenced regulations from other towns. Although previously discussed with the commissioners, he provided a summary for the record.

Attorney Cordone noted that the Act introduces a summary review process for certain residential uses in commercial or mixed-use zones. These uses must be allowed as of right but will still be subject to standards such as setbacks and building size. Public Act 25-1 prohibits public hearings for these projects, but site plan review is permitted and will be required under the proposed amendment. He then read the proposed text into the record. Mr. Cordone added that Public Act 25-1 offered additional options, such as transit or community housing provisions, but the town chose the mixed-use option so that commercial zones can remain commercial on the first floor, with residential uses allowed on the upper floors.

Attorney Cordone noted that additional regulation changes related to Public Act 25-1 will be forthcoming, but emphasized that this amendment is the most critical one for the commissioners to act on at this time.

Chairman Garrity confirmed that this is a situation where state regulation supersedes local zoning regulations by requiring mixed-use allowances in certain zones, and Attorney Cordone affirmed that this is correct.

Commissioner Croll noted that Public Act 25-1 is a complex bill that he does not personally support, but he will vote in favor of the amendment because the Town is required to comply with state legislation.

Commissioner Deecken expressed his dissatisfaction with Public Act 25-1, stating that he views it as an example of poor governance on the state's part. He added that the act forces the commission into a more reactionary role rather than a proactive one. He also noted that this shift feels like a

step toward county-level governance, which he does not support. Despite these concerns, he stated that he will vote in favor of the amendment, as compliance with the state legislation leaves little choice.

Chairman Garrity added that although the Town had little choice in implementing this regulation, staff selected the option they felt was best for Trumbull by requiring a site plan for projects falling under this act.

Public Comment:
None.

Motion Made (Deecken), Seconded (Croll), to close the public hearing for Application File #26-18.
Vote: 3-0 **Motion Carried**

Motion Made (Deecken), Seconded (Croll), to approve Application File #26-18 and to establish an effective date of June 29, 2026 and to make the determination that the application is in keeping with the POCD and the comprehensive plan.
Vote: 3-0 **Motion Carried**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from May 20, 2026, Planning and Zoning Commission Regular. Meeting

Motion Made (Deecken), Seconded (Croll), to approve the minutes from the PZC May 20, 2026, Regular Meeting
Vote: 3-0 **Motion Carried**

Motion Made (Deecken), Seconded (Croll) and unanimously carried to adjourn the June 17, 2026, PZC Regular Meeting at 7:55 p.m.

Dated at Trumbull, CT this 22nd day of June 2026.
By: Abigail Farrell, Clerk.