

Town of Trumbull  
CONNECTICUT

Planning and Zoning  
Department  
Telephone (203) 452-5044  
Fax (203) 452-5169



Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611

**PLANNING AND ZONING COMMISSION**

**WEDNESDAY, AUGUST 18, 2021 MINUTES**

The Planning and Zoning Commission held a Regular Meeting on Wednesday, August 18, 2021 at 7:00 p.m. via videoconferencing.

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

**ALSO PRESENT:** Rob Librandi, Land Use Planner  
James Cordone, Town Attorney  
Rina Bakalar, Director of Economic and Community Development

**ABSENT:** Fred Garrity, Chairman  
Donald Scinto, Alternate

A quorum being present, the Chairman called the meeting to order at 7:04 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. **44 Clover Hill Road:** Applicants, Kostantinos and Marianthi Matsikas, are requesting a Special Permit to establish a 576 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:#21-13**

The Town Planner reported that the applicants were requesting a continuance to the September 22<sup>nd</sup> meeting because their mailings to the abutters were done incorrectly. Commissioner Deecken asked

about handling these applications administratively. Commissioner Preusch responded that the Commission had discussed this several years ago but decided that these applications should be heard by the PZC.

**Motion Made** (D'Aquila), Seconded (Chory), to continue the public hearing for Application File #21-13 to the next Regular Meeting on September 22, 2021 at 7:00 p.m.

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

- 2. 54 Calhoun Avenue:** Applicant, Bindhu Susan Panicker, is requesting a Special Permit to import 1,500 cubic yards of fill to level off the back yard for personal use in a Residence A Zone pursuant to Art. IX, Art. X Sec. 3, and Art. XV of the Town of Trumbull Zoning Regulations in order to correct a Zoning Violation. **File:#21-11**

The Town Planner remarked that the applicant requested a continuance to the next meeting because discussion between the two property owners was ongoing as they try to reach a resolution.

Deecken inquired if the fine was still escalating for the applicant. Staff reported that it was not since the applicant was working with staff to correct the violation. Vice Chairman Silber remarked that the Town Engineer was overseeing the situation

**Motion Made** (Chory), Seconded (Deecken), to continue the public hearing for Application File #21-11 to the next Regular Meeting on September 22, 2021 at 7:00 p.m.

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

- 3. 55 Merritt Blvd:** Applicant, Levco Mechanical Group, is requesting a Special Permit/Site Plan to: (1) install 4 storage containers and a security fence to allow storage of propane cylinders and associated safety supplies and equipment, (2) installation of a 2,500 gallon storage/dispensing tank for filling propane tanks and (3) installation of a 3,000 gallon diesel fuel storage and dispensing tank to be used to fuel Levco trucks in an I-L3 Zone pursuant to Art. II, Sec. 4.3 and Art. XV of the Town of Trumbull Zoning Regulations. **File #21-14**

Rob Librandi reported that he asked the applicant to speak with the Fire Marshall's office. The applicant did but there are still some questions to be answered. In addition, a letter of approval from the Fire Marshall's office has not yet been received.

**Motion Made** (D'Aquila), Seconded (Preusch), to continue the public hearing for Application File #21-14 to the next Regular Meeting on September 22, 2021 at 7:00 p.m.

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

- 4. Text Amendment:** The applicant, Town of Trumbull Planning and Zoning Department, is requesting to Amend Art. I, Sec. 3: Definitions and Art. VIII: Uses Prohibited in All Zones of the Town of Trumbull Zoning Regulations to include Cannabis Establishments. **File #21-12**

Librandi summarized the recent state statute regarding the legalization of cannabis and noted the support for a moratorium. Attorney Cordone remarked that the Text Amendments defined cannabis establishments in the regulations and prohibited their establishment in all zones. The moratorium would expire September 1, 2022 which provides the Town with time to prepare.

Deecken remarked that the moratorium would only add a few months to the state date for allowing establishments. Commissioner D'Aquila requested clarification of the process. Attorney Cordone responded that the approach is to define a cannabis establishment and then add it to the prohibited use list for one year.

**Public Comment:**

None.

**Motion Made** (Chory), Seconded (D'Aquila), and **unanimously carried** to close the public hearing for File #21-12.

**Motion Made** (Chory), Seconded (Deecken), to approve Application File #21-12.

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

**Motion Made** (Chory), Seconded (D'Aquila), to establish an effective date of September 1, 2021 for Application File #21-12 and to make the determination that the moratorium is in keeping with the POCD and the comprehensive plan of the zoning regulations.

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

5. **Zone Change Application for property located at 48 Monroe Turnpike:** Applicant and owner, 48 Monroe Turnpike, LLC requests a Zone Change of a portion of the subject parcel from I-L Zone (Light Industry) to Assisted Living Facility Zone (Industrial) and a Zone Change for the remaining portion of the subject parcel from I-L Zone (Light Industry) to Multi-Family Overlay Zone both pursuant to Art. XVI of the Town of Trumbull Zoning Regulations. Copies of (1) a map depicting the two requested zone changes, and (2) metes and bounds descriptions of the two portions of the subject parcel for which the zone changes are sought are on file with the Trumbull Town Clerk's office and the Trumbull Planning & Zoning office. **File #21-15**
  
6. **Special Permit Application for property located at 48 Monroe Turnpike:** Applicant and owner, 48 Monroe Turnpike, LLC is requesting Special Permit and Site Plan approval for (1) an assisted living facility pursuant to Art. II, Sec. 2.6 of the Trumbull Zoning Regulations, and (2) an age-restricted multi-family residential development pursuant to Art. II, Sec. 7.6 of the Trumbull Zoning Regulations. **File #21-16**

Librandi discussed the 2018 application, the features of the site, and the proposed development of the property all of which were further detailed in the staff report. He remarked that the project received Wetlands approval in June 2021, WPCA approval in July 2021 and will be presented to the police Commission at their meeting in September. The property would have two overlay zones and consist of 340 units between two buildings. The staff report included 23 comments which require responses from the applicant.

Silber remarked that the Commission is waiting for responses to the Engineering questions and that the applicant needs to present to the Police Commission. The applicant will present tonight and public comment would be heard at a subsequent meeting.

Attorney John Knuff, Hurwitz, Sagarin, Slossberg, & Knuff, (147 Broad Street Milford CT), representing the applicant, 48 Monroe Turnpike, LLC, remarked that the site consists of an office building and a parking garage which have been vacant since 2015. The intent is to convert the two buildings into housing units. He discussed the process of changing the zoning of the site. The Zone Change application is requesting 7.5 acres to be Assisted Living Facility Zone and 10.0 acres to be Multi-Family Overlay Zone. He mentioned that they had a meeting with Emergency Services to discuss the site plan.

Mark DePecol, 48 Monroe Turnpike LLC & Senior Living Development (857 Post Road Fairfield CT), discussed their five intentions regarding the property at 48 Monroe Turnpike.

Mark Lancor, Civil Engineer with DyMar (800 Main Street South Southbury CT) remarked that the site contains 1.9 acres of wetlands. He discussed the parking requirements, sidewalk extension, emergency generators and drainage plan.

Patrick Mixdorf, an architect with EGA Architects (One Vernon Street Newburyport MA), presented architectural renderings of the proposed exteriors and interiors of the buildings. The intent is to make the buildings look more residential as well as similar in design.

Bill Kenny, a landscape architect with William Kenny Associates (1899 Bronson Road Fairfield CT) shared the proposed landscaping plan which included adding new vegetation, preserving existing natural plantings and removing invasive plants.

Kermit Hua, a Traffic Engineer with KWH Enterprise (277 Reservoir Avenue Meriden CT), discussed traffic generation from the site and concluded that it would have a lower traffic profile than office use and be a low impact development.

Seth Dudley, Operations & Marketing Director with Senior Living Development (857 Post Road Fairfield CT), mentioned that a marketing study had been done.

Preusch remarked that it was a good presentation and that he liked the connections between the two buildings and the architectural design. In response to Commissioner D'Aquila, Dudley remarked that senior buses would be allowed on the property as well as their own buses. D'Aquila asked about connection to Old Mine Park. Lancor responded that the area near the picnic area was too steep but that a connection could be made on the south side. Commissioner Chory inquired about the courtyards and plantings. Mixdorf responded that they would be accessible to the residents. Deecken remarked that it was good that the buildings were not being demolished. Silber asked about the impact of parking areas to adjacent units as well as access to the courtyards. Mixdorf responded that the parking issues would need to be addressed and that the courtyards were at various levels depending upon the location. Librandi mentioned that there is discussion about adding a sidewalk along Monroe Turnpike. He questioned the procedure for drainage from the courtyards and snow removal. Mixdorf responded that there would be new internal drainage for those areas. Chory and Silber asked out walking trails. Lancor responded that there would be a substantial sidewalk system.

Silber asked about the proposed traffic light for the area. Rina Bakalar, Director of Economic and Community Development, provided an update on the project. She remarked that it would be about 1

or 2 weeks before a notice to proceed might be issued and then go out to bid for construction of the light and redirection of the trail.

Knuff remarked that prior to the next meeting, there should be responses to the Town Planner's comments, a response from the Police Commission, receipt and response to Engineering comments and possibly public comments.

**Motion Made** (Deecken), Seconded (Chory), to continue the public hearing for Applications File #21-15 and File #21-16 to the next Regular Meeting on September 22, 2021 at 7:00 p.m.

## **BOND REDUCTION**

1. M&J Property Holdings requests reduction of landscaping bond for 123 Monroe Turnpike.  
**File:#17-29**

The Town Planner remarked that the applicant was requesting a reduction in the landscaping bond from \$40,000 to \$20,000. He reported that plantings and the irrigation are done in the front but waiting for some items in the back. Deecken asked if \$20,000 was sufficient for the remainder. Librandi replied in the affirmative.

**Motion Made** (Chory), Seconded (Deecken), to approve a reduction in the landscaping bond from \$40,000 to \$20,000 for Application File #17-29.

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

## **REGULAR MEETING**

### **PLANNER'S REPORT**

The Town Planner informed the Commissioners that the Quarterly newsletter of the CT Federation of Planning & Zoning Agencies was in their monthly packets for review.

### **ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the June 16, 2021 Planning and Zoning Regular Meeting.

**Motion Made** (Deecken), Seconded (D'Aquila), to approve the minutes from the PZC June 16, 2021 meeting.

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

**Motion Made (Deecken), seconded (D'Aquila) and unanimously carried to adjourn the August 18, 2021 PZC Regular Meeting at 9:16 p.m.**

Dated at Trumbull, CT this 25th day of August, 2021.

By: Linda Finger, Clerk.