Town of Trumbull
CONNECTICUT

Planning and Zoning Department
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PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 19, 2026, MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, August 19, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Rich Deecken, Secretary; Acting Chairman
Rich Croll
Alissa Hall, Alternate; Voting member for Fred Garrity
Dean Fabrizio, Alternate; Voting member for Tony Silber

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

ABSENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Karen DelVecchio

A quorum being present, the Chairman called the meeting to order at 7:35 p.m.

Commissioner Deecken is serving as Acting Chairman in Chairman Garrity's absence, and Commissioners Hall and Fabrizio are the voting members for this meeting.

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **94 Grayrock Road:** Applicants, Michael and Kory Buswell, are requesting a Special Permit to construct an addition to establish an 1410 sq. ft. Accessory Apartment in a Residence AA Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-25**

Ryan Crow (), on behalf of Michael and Kory Buswell (94 Grayrock Road), introduced the application.

Land Use Planner, Rob Librandi ,explained that the application is for an accessory apartment, which as proposed is compliant with the 30% maximum size requirement. The unit is 1,410 square feet, representing 27% of the total 5,219 square foot home. The addition will be located above the garage with a small bump-out in the rear, and it conforms to all setback requirements. The accessory apartment includes three bedrooms, which is permitted as there is no limit on the number of bedrooms for accessory apartments. Mr. Librandi asked whether all vehicles would be parked outside since the garage is being converted. The applicant confirmed that they would.

Commissioners asked whether the accessory apartment would count toward affordable housing and how many vehicles could be accommodated in the driveway. It was confirmed that the apartment will be deed-restricted, and the applicant stated that the driveway can fit four cars.

Public Comment:
None.

Motion Made (Croll), Seconded (Hall), to close public hearing for Application File #26-25.
Vote: 4-0 **Motion Carried**

Motion Made (Hall), Seconded (Fabrizio), to approve Application File #26-25 and to establish an effective date of August 26, 2026.
Vote: 4-0 **Motion Carried**

2. **2105-2125 Reservoir Avenue:** Applicant, SBP-2105 Reservoir LLC, is requesting a Site Plan Modification to the previously approved application in the Reservoir Apartment District Overlay Zone pursuant to Article II, Section 2.8 and Article XV of the Town of Trumbull Zoning Regulations. **File #26-27**

Frank DeBellis (2105-2125 Reservoir Avenue) introduced the application.

Land Use Planner, Rob Librandi, stated that this application was recently before the Commission, and the former applicant has since sold the property to Mr. DeBellis. The new applicant is proposing a change from the previous plan; rather than relocating the existing home, he intends to demolish the residential structure and install a substantial landscape buffer with mature trees. A landscaping plan was submitted showing that several large, mature trees currently on the site will be preserved, and additional plantings are planned, which should benefit the residents of the apartment. Mr. Librandi recommended that the Commission consider requiring a landscape bond in an amount approved by the Engineering Department and requiring that all newly planted trees comply with the submitted landscaping plan to ensure mature trees are planted where they are proposed. It was also noted that the increase in green space on the site will benefit drainage and provide an improved snow shelf during the winter.

Commissioner Croll stated that while he was not originally favorable to the development, he feels this is an improvement to the plan. Commissioner Deecken concurred.

Public Comment:
None.

Motion Made (Hall), Seconded (Croll), to close public hearing for Application File #26-27.
Vote: 4-0 **Motion Carried**

Motion Made (Croll), Seconded (Hall), to approve Application File #26-27 with the following conditions and an effective date of August 26, 2026:
1. Submit a landscaping bond in the amount determined by the applicant and approved by the Engineering Department
2. Landscaping must comply with the plan as submitted

Vote: 4-0 **Motion Carried**

3. **<u>4141 Madison Avenue:</u>** Applicant, Kathryn Baker, is requesting a Special Permit and Site Plan Modification to construct an addition on the rear of the building for additional offices, exam rooms, and a vestibule with an elevator in the Commercial Zone B-C (Business) pursuant to Article II, Section 3.1 and Article XV of the Town of Trumbull Zoning Regulations. **File #26-26**

Kathryn Baker (88 Merrimac Drive) introduced the application.

Land Use Planner, Rob Librandi, stated that the application is for an expansion of a medical office in the BC zone. The proposed addition includes a 585 square-foot bump out at the rear of the building, the construction of an additional floor above that area, and the addition of a vestibule and an elevator. Mr. Librandi noted that a foundation As-Built survey should be submitted to ensure all setback requirements are met.

Commissioner Fabrizio asked for clarification on the exact square footage increase. Mr. Librandi stated that the expansion is approximately 585 square feet.

Public Comment:
None.

Motion Made (Hall), Seconded (Croll), to close public hearing for Application File #26-26.
Vote: 4-0 **Motion Carried**

Motion Made (Croll), Seconded (Hall), to approve Application File #26-26 and to establish an effective date of August 26, 2026.
Vote: 4-0 **Motion Carried**

4. **<u>Text Amendment:</u>** Applicant, Trumbull Planning & Zoning Department, is requesting to modify Trumbull Zoning Regulations by revising Article VIII: Uses Prohibited in All Zones, regarding Cannabis Establishments. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-21**

Commissioner Deecken stated that three affirmative votes are required for the motion to pass, as a majority of the Commission is needed to approve a text amendment.

Town Attorney Cordone stated that cannabis establishments are defined in the zoning regulations and are listed as prohibited uses in all zones, with a moratorium that expires annually. Since the last extension of the moratorium, the Town Council has enacted a ban on cannabis establishments, and the goal is to align the zoning regulations with that action. He noted that after discussing the matter with Chairman Garrity, who was unable to attend the meeting, Chairman Garrity recommended amending the application to delete cannabis establishments from both the definition section and the list of prohibited uses, as a town-wide ordinance already prohibits them.

Commissioner Deecken stated that MetroCOG did not find this amendment to be regionally significant.

Public Comment:
None.

Motion Made (Hall), Seconded (Croll), to close the public hearing for Application File #26-21.
Vote: 4-0 **Motion Carried**

Motion Made (Hall), Seconded (Croll), to amend the original motion:

1. Delete the term "Cannabis Establishment" from Article I, Section 3: Definitions
2. Delete "Cannabis Establishments" from Article VIII: Prohibited Uses

Vote: 4-0 **Motion Carried**

Motion Made (Hall), Seconded (Croll), to approve Application File #26-21 as amended and to establish an effective date of August 26, 2026 and to make the determination that the application is in keeping with the POCD and the comprehensive plan.
Vote: 4-0 **Motion Carried**

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from June 17, 2026, Planning and Zoning Commission Regular. Meeting

Motion Made (Croll), Seconded (Deecken), to approve the minutes from the PZC June 17, 2026, Regular Meeting
Vote: 2-0-2 (Hall, Fabrizio) **Motion Carried**

Motion Made (Hall), Seconded (Fabrizio) and unanimously carried to adjourn the August 19, 2026, PZC Regular Meeting at 7:57 p.m.

Dated at Trumbull, CT this 20th day of August 2026.
By: Abigail Farrell, Clerk.