Town of Trumbull
CONNECTICUT

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PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2026,
MINUTES

The Planning and Zoning Commission held a Regular Meeting on Wednesday, September 16, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

MEMBERS PRESENT: Fred Garrity, Chairman
Anthony Silber, Vice-Chairman
Rich Deecken, Secretary
Rich Croll
Karen DelVecchio
Alissa Hall, Alternate

ALSO PRESENT: Rob Librandi, Land Use Planner
James Cordone, Town Attorney
Gia Mentillo, Clerk (Via Conference Call)

ABSENT: Dean Fabrizio, Alternate

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

PLEDGE OF ALLEGIANCE

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

Chairman Garrity announced that the public hearing for application #26-29 has been continued to the next regularly scheduled meeting of the Planning & Zoning Commission (PZC).

1. **241 Sterling Ave:** Applicant, John Mancini, is requesting a Special Permit to construct an addition to establish an 800 sq. ft. Accessory Apartment in the Residence A Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-31**

John Mancini, 241 Sterling Avenue, introduced the application.

Land Use Planner Rob Librandi stated that this request was previously before the Commission but needed to attain engineering approvals before the PZC could render a decision. The applicant has already received approval for a variance to the side yard setback requirements to construct an addition on the existing dwelling with a garage on the first floor and living space on the second floor. Mr. Librandi informed that the proposed ADU is 800 sq. ft. where 841 sq. ft. is allowed, and the proposed will not result in an additional front door on the premises. Per Chairman Garrity's inquiry, Mr. Librandi confirmed the proposed meets all zoning requirements other than the setback requirement for which a variance was attained. Per Commissioner Croll's inquiry, Mr. Librandi confirmed that the submitted engineering comments are standard for this type of application and would be completed

after receiving approval for the ADU. Mr. Mancini confirmed all the appropriate abutters were notified of the application. Chairman Garrity confirmed the unit would be designated an affordable housing unit. Per Commissioner Silber's inquiry, Mr. Mancini clarified that the proposed addition would be on the side of the dwelling opposite the existing driveway.

Public Comment: No public comment was made.

Motion Made (Deecken), Seconded (Croll), to close public hearing for Application File #26-31.
Vote: 5-0 **Motion Carried**

Motion Made (Deecken), Seconded (Croll), to approve Application File #26-31 with the following conditions and an effective date of October 3, 2026:

1. The requirements set forth by the Town Engineering comment letter must be satisfied.

Vote: 5-0 **Motion Carried**

2. **84 Ridgeview Ave:** Applicant, Steven Keedle, is requesting a Special Permit to construct an addition to establish an 800sq. ft. Accessory Apartment in the Residence A Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-30**

Steven Keedle, 84 Ridgeview Avenue, introduced the application.

Mr. Librandi stated that the applicant is requesting a special permit for an ADU for which they have already received a size variance, allowing an additional 192 sq. ft. of unit space. He noted the dwelling as it exists has two front doors and no additional front entrance would be created as a result of the ADU. Mr. Keedle explained how the proposed renovations would change the layout of the existing home to accommodate the unit. Per Commissioner Hall's inquiry, Mr. Keedle clarified that the proposed renovation results in an expansion to the footprint of the existing home by approximately 8 feet. Commissioner Croll voiced concern regarding the existence of two front doors on the dwelling.

Public Comment: No public comment was made.

Motion Made (Deecken), Seconded (Croll), to close public hearing for Application File #26-30.
Vote: 5-0 **Motion Carried**

Motion Made (Deecken), Seconded (Croll), to approve Application File #26-30 with the following conditions and an effective date of October 3, 2026:

1. The requirements set forth by the Town Engineering comment letter must be satisfied.

Vote: 5-0 **Motion Carried**

3. **855 & 861 White Plains Rd:** Madison Properties, LLC c/o Kenneth J. Esposito, Jr. is requesting a Special Permit/Site Plan Approval for a 16,980-sf. mixed usedevelopment with 10 residential units on the second floor pursuant to Article II, Section 2.1.7 of the Town of Trumbull Zoning Regulations. **File #26-33**

Atty. Lynch of Lynch, Trembicki, & Boynton, 63 Cherry Street, Milford, on behalf of property owner Ken Esposito Jr., 575 Boston Post Road, Milford, introduced the application.

Mr. Librandi provided and overview of that which is proposed, noting that the proposal complies with the regulations set forth in Article 2 Section 2.1.7 of the Trumbull Zoning Regulations for which there was a text amendment last year. The project has received approval from the WPCA, IWWC, and Police Commission. The Police Commission noted concerns regarding the queuing onto Reservoir Avenue but ultimately determined the 8-vehicle queue to be adequate. Mr. Librandi

recommended the following conditions of approval be established for this application:

- A lot line revision application be submitted to combine the two parcels into one.
- Sidewalks be installed pending State approval or in a location of the Town's choosing.
- A landscaping plan be submitted for approval by the Town Planner.
- Engineering comments be adhered to.

Mr. Librandi stated that, consistent with the Town POCD, the Trumbull Center Corridor Study highlights the parcels in question as the gateway to the Trumbull Center downtown area and this project should be approached as a beacon for what the Commission would like to see happen in this area in terms of quality architecture, welcoming landscaping, and signage. He encouraged implementation of signage delineating the Trumbull Center area and noted the importance of designing the proposed structure as having three front facing sides as the building will have high visibility from most angles. Mr. Librandi informed that, if approved, demolition permits will be required for both existing structures. He posed the following questions regarding the project:

- Will all rooftop equipment be adequately screened?
- Will there be monument signage?
- Were will dumpsters be located and can pick up hours be kept to after 8:00a.m.?
- Will there be grading resulting in fill being brought onto the property and/or blasting? What is the timeline for this?
- Will there be a generator on site?
- Are EV charging stations planned? (The State and Town Building Department should be consulted regarding these requirements.)
- Will lighting be full cut off or on all night?
- Are all sidewalks and crosswalks ADA compliant?
- Will there be designated parking spaces for businesses vs. residents?
- Will there be bike racks?
- Are there plans for cross easement between the proposed development and the abutting Board of Realtors property? (Interconnection between properties is encouraged in the Trumbull Center Corridor Study as a method for reducing traffic congestion on the main roadway.)

Atty. Lynch provided an overview of the proposed two-story mixed-use development, noting that the plans comply with the zoning regulations for the POOZ as revised via text amendment in 2025. The proposed would be comprised of five commercial spaces on the first floor for restaurant or retail use, ten one-bedroom apartment units on the second floor, and 65 parking spaces. He noted that one of the ten residential units would be set aside as an affordable unit as required. He informed that there is a single-family dwelling located on each of the lots in question both of which will be demolished if the development is approved, the lots will be combined as one, and the proposed allows for driveway access via both Reservoir Avenue and White Plains Road.

Ian Ella, J. Edwards and Associates, 277 Stepney Road, Easton, provided overview of stormwater management systems planned for the site and the grading plan (no blasting required); noted the proposed locations for a monument sign, bike racks, six EV charging stations, and internal and external sidewalks (all of which are ADA compliant); confirmed there is an elevator for the building; and stated lights will be left on over night but are dark sky compliant.

Kermit Hua, KWH Enterprise, 277 Reservoir Avenue, Meriden, provided an overview of the traffic

study associated with the proposed developed as well as the parking plan. Chairman Garrity noted that traffic considerations are the purview of the Police Commission and staff not the PZC. Mr. Esposito confirmed there is adequate access for delivery and EMS vehicles on site, noting the designated area for loading and unloading. Per Commissioner Deecken's inquiry, it was confirmed there is no 360 degree access delivery or EMS vehicles. Per Commissioner Croll's inquiry, Mr. Esposito confirmed he is willing to install sidewalks wherever the State and Town deem necessary, noting that a special permit from the State will be required for sidewalks along White Plains Road. Chairman Garrity stated the goal is for the area to have high walkability so adequate sidewalks and crosswalks are important. Mr. Esposito clarified that there are doors allowing access to stores from both the front and rear of the building, adding that it will be up to business owners to determine whether they will use one or both as the primary access for patrons.

Rafael Amaya, Amaya Architects, 284 Racebrook Road, Orange, provided an overview of the building architecture including composition, materials, and layout. He noted one ADA residential unit and recessed lighting on the first floor. The Commission confirmed that a photometric plan will ultimately be submitted to the Town Planner and that adequate landscaping buffer will be implemented around all necessary sides of the development. Mr. Esposito stated he does not currently intend to implement a cross easement with abutting properties for parking and access but would be willing to discuss it with commercial abutters if required. He informed that the development will not have a generator, but the elevator will have its own backup which would allow it to remain operable during a power outage. Per Mr. Librandi's inquiry, Mr. Esposito stated there is no outdoor seating area planed for residents or businesses. Mr. Garrity stated that, if approved, a landscaping plan will need to be submitted to the Town Planner who will ensure adequate landscaping and buffering is implemented.

The meeting paused for a five-minute break at 9:04p.m.

Public Comment:

Paul Ruskay, 60 MacArthur Road, voiced his support for the application as a resident, Trumbull Fire Fighter and Commissioner for the Trumbull Center Fire District located across the street from the proposed development.

Per Chairman Garrity's inquiry, Atty. Lynch confirmed the applicant would agree to a condition of approval that signage be installed at the front corner of the property demarcating the entrance to Trumbull Center. Commissioners voiced support for this.

Motion Made (Deecken), Seconded (Croll), to close public hearing for Application File #26-33.
Vote: 5-0 **Motion Carried**

Chairman Garrity outlined the conditions of approval for the application as established during the public hearing process and subsequent discussion by the Commission.

Chairman Garrity felt there should be some discussion between the applicant and Board of Realtors regarding an easement on the properties to allow for shared parking and vehicle flow through the adjourning parcel's parking lots. Atty. Cordone confirmed such easements would need to be approved by the PZC via either site plan modification or a resolution of the PZC.

Commissioner Silber stated the proposed development would be an aesthetic and commercial benefit to Trumbull Center and the Town as a whole. Commissioner Croll acknowledged concerns some residents may have regarding apartments in Town and noted that the proposed

development meets all the necessary zoning regulations. Commissioner Deecken highlighted that the plan allows for only one-bedroom residential units. Commissioner Silber stated that, when considering apartments, it is important to keep in mind that Trumbull residents and patrons are vital to the success of commercial spaces and businesses.

Motion Made (Deecken), Seconded (Silber), to approve Application File #26-33 with the following conditions and an effective date of October 3, 2026:

1. With approval from the State, sidewalks will be installed along White Plains Road and Reservoir Avenue. Locations will be approved by the Town Planner.
2. Demolition permits will be attained.
3. A landscaping plan and bond will be submitted for approval by the Town Planner.
4. The requirements set forth by the Town Engineering comment letter must be satisfied.
5. Compliance with the State parking requirements for EV charging stations.
6. Installation of a "Welcome to Trumbull" sign as approved by the Town Planner.
7. Submission of a lot line revision map combining the two lots (855 & 861 White Plains Rd) to the Town Planner.

Vote: 5-0 **Motion Carried**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from August 19, 2026, Planning and Zoning Commission Regular Meeting.

Motion Made (Croll), Seconded (Deecken), to approve the minutes from the PZC August 19, 2026, Regular Meeting
Vote: 3 (Deecken, Hall, Croll) – 0 – 1 (Garrity, DelVecchio, Silber) Motion Carried

Motion Made (Deecken), Seconded (Croll) and unanimously carried to adjourn the September 16, 2026, PZC Regular Meeting at 9:24 p.m.

Dated at Trumbull, CT this 23rd day of September 2026.
By: Gia Mentillo, Clerk.