

NOTICE

THE PLANNING AND ZONING COMMISSION, OF THE TOWN OF TRUMBULL, WILL HOLD A REGULAR MEETING FOR A PUBLIC HEARING Via VIDEOCONFERENCING on Wednesday, August 18, 2021 at 7:00 p.m., on the following agenda items:

BOND REDUCTION

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

SPECIAL PERMIT/SITE PLAN/OTHER

1. **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.
File:#21-11
2. **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**
3. **55 Merritt Blvd:** Applicant, Levco Mechanical Group, is requesting a Special Permit/Site Plan to install 4 storage containers and fence for propane cylinders, install 2,500 gallon propane tank and install 3,000 gallon diesel fuel tank 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**
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**

ARTICLE I (GENERAL), SECTION 3 (DEFINITIONS).

Article I General, Section 3 Definitions is amended by adding the following:

Cannabis Establishment - is defined as a producer, dispensary facility (including a Medical Marijuana Dispensary), cultivator, micro-cultivator, retailer, hybrid retailer (i.e., licensed to sell both recreational cannabis and medical marijuana), cannabis food and beverage manufacturer, cannabis product manufacturer, and/or cannabis product packager.

ARTICLE VIII (USES PROHIBITED IN ALL ZONES).

Article VIII USES PROHIBITED IN ALL ZONES, is amended by adding the following:

16. Prohibition of Cannabis Establishment. Cannabis Establishments, including any related buildings, structures and uses, are prohibited in all zones in the Town of Trumbull. Notwithstanding the foregoing, the prohibition of Cannabis Establishments will expire and terminate on September 1, 2022, unless otherwise extended by the Planning and Zoning Commission.

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**

This hearing will be held remotely. It can be accessed via ZOOM Videoconference by inputting the URL or phone number below and entering the Webinar ID and Password specified.

Join the meeting online:

<https://us06web.zoom.us/j/82220082274?pwd=WlIvUGNMNlZxWDdJNWcrTVQzM1d5UT09>

Webinar ID: 822 2008 2274; Password: 142652

Join by telephone: (929) 205-6099 or (877) 853-5257 (Toll Free) / Webinar ID: 822 2008 2274

Public comment can be sent via email to lfinger@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made via phone or videoconference connection at the public hearing.

Dated at Trumbull, CT this 3rd day of August, 2021.

By: Linda Finger, Clerk

Plans for the above listed applications are on file in the office of the Planning and Zoning Commission and will be posted online on the Town's website www.trumbull-ct.gov.