

## NOTICE OF DECISION

THE PLANNING AND ZONING COMMISSION, OF THE TOWN OF TRUMBULL, AFTER A PUBLIC HEARING THEREON, HAS TAKEN ACTION ON AUGUST 18, 2021 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

### SPECIAL PERMIT/SITE PLAN

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 CONTINUED TO 09/22/21**
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. **File:#21-11 CONTINUED TO 09/22/21**
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 CONTINUED TO 09/22/21**
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 APPROVED, EFFECTIVE SEPTEMBER 1, 2021. COPY OF WHICH IS ON FILE in TOWN CLERK's OFFICE**
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 CONTINUED TO 09/22/21**
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 CONTINUED TO 09/22/21**

### BOND REDUCTION

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

Effective Date of Action has been set for September 4, 2021.

Dated at Trumbull, CT this 19th day of August, 2021.

By: Linda Finger, Clerk