

NOTICE OF DECISION

THE PLANNING and ZONING COMMISSION, of THE TOWN of TRUMBULL, after a PUBLIC HEARING THEREON, has taken ACTION on SEPTEMBER 22, 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 APPROVED, EFFECTIVE OCTOBER 9, 2021**
2. **6540 Main Street:** Applicant, Michael Cerreta, is requesting a modification of their Special Permit/Site Plan to update the entrance only curb cut to a full access curb cut in a BC Zone pursuant to Art. IV, Sec. 4 and Art. XV of the Trumbull Zoning Regulations. **File #21-18 CONTINUED TO 10/20/21**
3. **23 Hampton Road:** Applicant, James Stevens, is requesting to subdivide the property located at 23 Hampton Road in a Residence A Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations. **File #21-07 CONTINUED TO 10/20/21**
4. **2450 Reservoir Avenue:** Applicant, GoBrands, Inc. dba GoPuff, is requesting a Special Permit to allow for warehousing and distribution in an I-L2 Zone pursuant to Art. II, Sec 4.2.4 and Art. XV of the Trumbull Zoning Regulations. **File #21-19 CONTINUED TO 10/20/21**
5. **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 **File #21-11 WITHDRAWN**
6. **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 APPROVED, EFFECTIVE OCTOBER 1, 2021. COPY OF WHICH IS ON FILE in TOWN CLERK's OFFICE**
7. **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 APPROVED, EFFECTIVE OCTOBER 1, 2021**
8. **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 WITHDRAWN**
9. **Text Amendment:** Applicants, 7182 Main St. LLC and 7192 Main Street LLC, request a text amendment to Art. II, Sec. 3.1.4: B-C Long Hill Green and Town Hall Node (Business/Residential) and Art. II, Sec. 3.1.8 of the Town of Trumbull Zoning Regulations to permit multi-family dwellings on properties with lot frontage and direct traffic access to Route 25, north of its intersection with Route 111. **File #21-17 CONTINUED TO 10/20/21**

8-24 REFERRAL

1. Municipal Referral – (C.G.S. 8-24). Lease at 2 Daniels Farm Road by Town of Trumbull, on behalf of Trumbull Board of Education, as tenant, from Trumbull Center, LLC, as landlord, for approximately 2,500 square feet of retail space on the second floor for ELITE Program.

FAVORABLE RECOMMENDATION

Dated at Trumbull, CT this 23rd day of September, 2021

By: Linda Finger, Clerk