PLANNING AND ZONING
August 20, 2014

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, August 20, 2014 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Vice Chairman; Tony Silber, Secretary
Fred Garrity, David W. Preusch and alternate Don Scinto

Also Present: Jamie Brätt, Director of Planning and Development
William Maurer P.E., Engineering Department
Vincent Marino, Town Attorney

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning and Zoning Commission located in the Trumbull Town Hall.

With a quorum being present, the Chairman called the meeting to order at 7:05 p.m.

PRE-APPLICATION REVIEW

The discussion centered on a potential Special Permit application for adaptive re-use to establish professional offices at an historic home located at 2950 Nichols Avenue.

Attorney John N. Massih came forward and submitted photographs of the site area. The photographs indicated the onsite structure, identified as one of the oldest in Trumbull, to be a state of disrepair.

Mr. Massih indicated that he would like to purchase the property, which is currently bank owned, and restore it for light professional office use. Though extensive renovation and repairs will be needed, Attorney Massih made assurances that the historic character of the home would be preserved.

The Town Planner advised that conversion of this structure will require extensive upgrades but the structure is in such poor condition that it will probably be demolished unless some sort of restoration is done to it.

All were in agreement of the importance of preserving the town's remaining historic structures. Attorney Massih was advised, that if a Special Permit is applied for, to keep in mind that mitigation of any potential negative impact to neighboring properties will be required.

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN APPROVAL

Application #14-20 – Marsel Huribal
2991 Nichols Avenue

Pursuant to Art. II, Sec. 6 Special Permit to establish a professional medical office, as an adaptive reuse of a pre-existing historic structure.

The applicant's representative, Attorney Raymond Rizio, informed that his client asked him to withdraw the application from consideration.

Application #14-26 – MGM Properties
6528 Main Street

Pursuant to Art. II, Sec. 3.2 and Art. XIII to construct a 9,280 sq. ft. two-story retail/office building with associated signage, parking and site improvements.

A request for a continuance of the public hearing, submitted by the applicant's attorney, David Quatrella, was read for the record.

MOTION MADE (Silber), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to continue application #14-26, pending action by the IWWC.

Commissioner Garrity commented that the findings of all applicable Boards are required prior to review by P&Z.

Application #14-27 – CH Commerce Drive Management, LLC
60 Commerce Drive

Pursuant to Art. XV, Sec. 1 Special Permit to renovate building façade.

Peter Palmisano, of Jones Lang LaSalle, Jonathan Metz of Perkins Eastman and the project engineer, John Schmidts, came forward representing the property owner.

A detailed description of the proposed façade construction was presented. Visual renderings of the alternations were reviewed. The Board was advised that the proposal entails only work related to the building's façade; there are no proposed changes to the structure's footprint. The intent was to file a separate application for additional site improvements at a later date. .

ZONING AMENDMENT

Application #14-18 – Amending of Art. II, Sec. 1.1.4, 1.2.4 and 1.3.4 to permit pole mounted lights at athletic fields on land owned by non-profit secondary schools. Petitioner: Raymond Rizio, Esq., Agent for Bridgeport Roman Catholic Diocesan Corp. HEARING CONTINUED FROM JUNE 18, 2014.

Attorney Raymond Rizio came forward and proceeded to distribute and then review the proposed language.

Restrictions incorporated into the text included pole height limitations of 80', spill light controls, a distance of 200' from residential property lines and light shut off no later than 11:00 p.m.

Most importantly, Mr. Rizio stressed, the text also provides the Commission with the discretion, through the Special Permit process, to condition the use for each application on the basis of its appropriateness for that area.

Submissions for review were as follows: Data pertaining to light spillage relative to pole height, indicating that a higher mounted pole reduces spillage; pictures of Staples High School athletic field and Westport's zoning regulations pertaining to field lights and comparison data between Trumbull High School's lighting system and what is proposed.

Mark Reynolds of Techline Sports Lighting, of Austin, Texas, the project's lighting expert, came forward and detailed the technical aspects. Mr. Reynolds advised that the regulation meets the requirements set by IESNA the governing agency overseeing standards for sports field lighting in North America.

Upon inquiry, Attorney Rizio advised that lighting would be lowered during practice sessions.

Public Comment

The following spoke in favor:

Tina Beyer, 634 Booth Hill Road; Kelly Vazzano 2456 Huntington Turnpike and Mary Hirschbeck, 12 Isinglass Terrace

Application #14-28 – Amending of Art. I, Sec. 3.92 (Definitions) Lot Frontage; Art. I, Sec. 4.2.4 (Abandonment by Non-Use); Art. I, Sec. 5.2.2 (Fences and Walls to the Rear of a Lot); Art. II, Sec. 1.1.2.4, 1.2.2.4 and 1.3.4.4 (Recreational Structures); Art. II, Sec. 1.1.2.9, 1.2.2.9 and 1.3.2.9 (Tag Sales/Estate Sales); Art. II, Sec. 4.1.4, 4.2.4 and 4.3.4 (Special Permit Uses in Industrial Zones); Art. III, Sec. 1 (Minimum Box Dimensions of Building Lots); Art. VII, Sec. 16 (Medical Marijuana Dispensary Facilities); Art. VII, Sec. 17 (Medical Marijuana Production Facilities); Art. XIII, Sec. 4.7 (Business Window Signs) and Art. XIII, Sec. 4.8 (Tag Sale Signs). Petitioner: Planning and Zoning Commission

Application #14-29 – Amending Sec. 4 of the Subdivision Regulations pertaining to prerequisites for proposed subdivisions on dead end/cul-de-sac streets. Petitioner: Planning and Zoning Commission

The proposed language was reviewed by the Town Planner. There was a consensus among the Commission that additional time for further study and review would be beneficial.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried to continue Applications #14-28 and #14-29 until the next regularly scheduled meeting.

This concluded the Public Hearing.

REGULAR MEETING

Request for Bond Release

Application #98-91 – Country Builders, LLC
Clinton Street Extension

William Maurer advised that there are still outstanding requirements that need to be addressed and requested that action be postponed until next month's meeting.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried to continue action on the bond release for Application #98-91 until the next regularly scheduled meeting.

Westfield Report

Attorney John Knuff and Pat Madden, General Manager of Trumbull Westfield, came forward.

An update on the progress made in addressing the issues expressed by several of the adjoining neighbors was presented.

Reports detailing the scope of work done and a police log of noise pollution complaints and the action taken, were distributed.

Attorney Knuff advised that a further update will be provided at next month's meeting.

Pending Applications

Application #14-27 – CH Commerce Drive Management, LLC
60 Commerce Drive

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-27, as presented and plans submitted.

Application #14-18 – Amending of Art. II, Sec. 1.1.4, 1.2.4 and 1.3.4

The proposed language was discussed at length.

There was agreement to have wording added to ensure that field lighting be permitted for school related events only. It was also agreed that the elimination of sub-sections c) and d) would provide the Commission with added discretion in the approval process of the proposed use.

MOITON MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-18 subject to the following modifications.

1. Last sentence of Paragraph 4 to be amended to add the following language **(in bold)**.

   Permanent and temporary light poles for lighted athletic fields on non-profit secondary school property shall be permitted **for school related purposes only** provided:

2. Sub-sections c) and d) to be eliminated.

3. Sub-section (e), which now becomes (c) to be amended to read as follows: Applicant shall submit a photometric plan at time of application.

4. Sub-section (f), as originally presented, to become sub-section (d).

5. Sub-section (g), as originally presented, to become sub-section (e).

Acceptance of Minutes

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to accept the minutes of the June 18, 2014 regular meeting, as presented.
MOITON MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Garrity, Preusch, Silber and Scinto (voting in place of Commission Deecken, who was not in attendance) to accept the minutes of the Special Meeting of August 6, 2014, as presented.

There being no further business to address, a motion was made by Commissioner Garrity and seconded by Commissioner (Silber) to adjourn.

The August 20, 2014 meeting of the Planning and Zoning Commission adjourned at 10:55 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, September 17, 2014 at 7:30 p.m. in the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk