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September 12, 2014

Planning & Zoning Department
City Hall
5866 Main Street
Trumbull, CT 06611
ATTENTION: Jaimee Bratt

Our office represents the Bridgeport Roman Catholic Diocesan Corp. On behalf of our client enclosed as Exhibits A and B is a request to amend the Special Permit uses in Residential A zones to permit the construction of a building for use as a seminary.

The proposed text amendment will allow a religious institution to seek approval for the use of a building for a seminary. Such amendment requires that the approval for said use is subject to the Special Permit process contained in the Trumbull Zoning Regulations. That process will ensure that no seminary will be allowed without a demonstration that use will not have a negative impact on adjoining properties and neighborhoods and that the use will be subject to certain controls and limitations as deemed necessary by the Trumbull Planning & Zoning Commission. It will also ensure that no building for use as a seminary shall be located within the required setbacks for the zone in which the property is located.

Section 10 of Trumbull's 2014 Plan of Conservation and Development states a goal to "continue to provide a high quality school system, recreational amenities and other services in an efficient manner." The proposed amendment will be a step toward satisfying that goal by expanding the breadth of that school system to include seminaries.

We would appreciate you putting this proposed amendment on your next scheduled agenda.

Very truly yours,

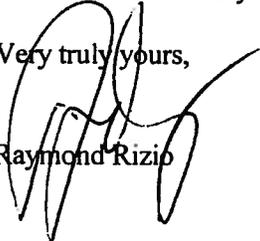

Raymond Rizio

EXHIBIT A

DEFINITIONS

ARTICLE I - Section 3.0.145 shall be added to read as follows:

145. Seminary: An educational institution that prepares students to be priests, ministers, or rabbis.

Sequential numbering shall be amended below Section 3.0.145 to reflect the addition of a new definition.

EXHIBIT B

SPECIAL PERMIT USES

in

RESIDENTIAL ZONES

ARTICLE II - Sections 1.1.4.4, 1.2.4.4 1.3.4.4 shall be amended to read as follows:

4. Churches and other places of worship, including parish houses and Sunday School buildings; non-profit primary and secondary schools; seminaries; and building housing personnel affiliated with said churches and schools. In addition, building in existence on the effective date of this amendment and used as housing for such affiliated personnel, may be converted to housing for students attending such schools and located on the same property as the school buildings. No building used for student housing shall be located closer than one hundred (100) feet from any property line. No building for use as a seminary shall be located within the required setbacks for the zone in which the property is located. Permanent and temporary light poles for lighted athletic fields on non-profit secondary school property shall be permitted for school related purposes only, provided:

- a) The poles, lights and structures supporting such poles do not exceed a combined height of eighty (80) feet.
- b) No such light structure shall be within two hundred (200) feet of an abutting residential property line.
- c) Applicant shall submit a photometric plan at time of application.
- d) Lights must be shut off no later than 11:00 p.m. and applicant shall install an automated control system to ensure compliance.
- e) All requirements of Article XV Special Permit/Special Exception shall be satisfied.

PROJECT DESCRIPTION

6528 Main Street is a parcel that was created as a result of a resubdivision of property of 6540 Main Street in December 2013. Prior to this date several schemes have been presented to Inland Wetlands, Zoning Board of Appeals, and Planning and Zoning depicting a proposed one and two story stand alone commercial building to be erected on the southern portion of what is known as the Marisa's restaurant property.

Wetlands approval was gained in 2004 for construction of a two story slab on grade building with associated drives and parking (application #04-36) that was subsequently granted a permit time extension expiring in December 2014. In 2004 Zoning Board of Appeals granted a variance with respect to insufficient buffer requirements from Residence Zone A and adjacent B-C property line to construct an office building (application #04-23). In 2006 a pedestrian footbridge was approved crossing the dividing watercourse to facilitate a shared parking agreement between the northern and southern portions of the property. In 2011 Planning and Zoning approved a Special Permit to construct a one-story commercial building with associated site improvements (application #11-14).

Recent purchase of the property and subsequent regulation changes have promoted some changes to the approved site plan that are due to be presented to the Wetlands Commission. The subject of this current Planning and Zoning Special Permit application shows a similar scheme supporting a two story building, a ground sign, and two-way access to Broadway. The first floor of the building (7280 sf) is proposed retail with the possibility of a take-out restaurant, and the second floor (2000 sf) will be office space. Required parking counts are based upon criteria stipulated by the Town for each use, and take advantage of the shared parking agreement for both portions of the property (6540 and 6528 Main Street). An analysis appears on the detail sheet of the site drawings.