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January 28, 2020

Rob Librandi
Land Use Planner
Planning and Zoning Department
5866 Main Street
Trumbull, CT 06611

Re: Proposed Amendment to the Article II, Section 3.2 of the Trumbull Zoning Regulations Robert D. Russo
Rob@russorizio.com

Dear Mr. Librandi:

On behalf of my client, 7182 Main Street, LLC, and 7192 Main Street, LLC the Owners of Record of the property located at 7180 & 7192 Main Street and the property identified as C/01/37, please accept the following as revision to the proposed amendments to Section 3.2 regarding the B-C Long Hill Green and Town Hall Node section of the Trumbull Zoning Regulations (the “Regulations”) to include the eastern side of Main Street north of Spring Hill Road.

AMENDMENT TO ARTICLE II, SECTION 3.2
EXPANDING B-C LONG HILL GREEN AND TOWN HALL NODE TO INCLUDE A
PORTION OF UPPER ROUTE 25

(Proposed amendment bold and underlined and strikethrough portions to be removed)

B-C Long Hill Green and Town Hall Node (Business/Residential)

3.2.1 Permitted Uses

The purpose of this zone is to provide business, commercial and multi-family residential uses in the area surrounding Long Hill Green, and the area identified as the new Village Commercial Zone in the Town Hall Area Plan as set forth in the 2014 Trumbull Plan of Conservation and Development, the properties located at 7180 & 7192 Main Street and the property identified as Spring Hill Road Mblu C/01/37. Within these areas, no Building or Structure shall be erected, altered, occupied or used, arranged or designed to be used for other than one or more of the following specified purposes:

None.

3.2.5 Bulk (Building Standards)

1 Post Road

Fairfield, CT 06824

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In addition to the provisions of Article III of the Regulations, the following shall apply:

1. All lots already existing at the time of the formation of the B-C Long Hill Green, ~~and~~ the area identified as the new Village Commercial Zone in the Town Hall Area Plan as set forth in the 2014 Trumbull Plan of Conservation and Development on (SEPTEMBER 13, 2010), the properties located at 7180 & 7192 Main Street and the property identified as Spring Hill Road Mblu C/01/37, provided that, any particular property located in said new Village Commercial Zone in the Town Hall Area Plan, the properties located at 7180 & 7192 Main Street and the property identified as Spring Hill Road Mblu C/01/37, shall submit and be approved for a zone change application, and subsequently incorporated into that zone will be treated as buildable lots in terms of minimum lot frontage and minimum acreage.

Narrative

The proposed text amendments are an important addition to the B-C Long Hill Green Zone and Town Hall Node to institute the increased controls of the Commission under Section 3.2 of the Regulations in the area around upper eastern side of Main Street north of Spring Hill Road, which contains existing commercial uses, for property owners who choose to submit a zone change application to be admitted into said zone. The 2014 Plan of Conservation and Economic Development (the “POCD”) noted that “residential-type uses” may be appropriate for the upper Route 25 area. *Id.* at 54. The POCD already noted that Upper Route 25 “is comprised of a mix of zones including residential and industrial” as well as commercial. *Id.* at 56. The B-C Long Hill Green and Town Hall Node Regulations recognizes those diversity of uses better than the B-C Regulations with greater controls for the Planning and Zoning Commission.

Upper Route 25 has seen recent development with the redevelopment of a long vacant property at 7120 Main Street on the corner of Main Street and Spring Hill Road for Amazon, Inc. The POCD noted that this area had the potential for a prime business corridor and that has come begun to come to fruition with the arrival of a major employer. This opportunity should spur development in its close proximity creating a need for housing for the new workforce and boosting the retail and restaurant market. Trumbull can capitalize on this opportunity to promote development in this area, which is very contained, with the strict oversight provided under this section of the Regulations. The POCD acknowledged the Regulations should be updated to better reflect the actual uses that have emerged in areas of Town. This same logic applied when the original B-C Long Hill Green was expanded to include the Town Hall area. The Long Hill Green development has been enormously successful for Trumbull, so it makes perfect sense to replicate that success and those standards in another long-established commercial area of Town. The properties designated in the text amendment are already located in a commercial zone.

The Applicant has proposed to extend the current B-C Long Hill Green Zone and Town Hall Node to the area designated in the proposed text amendment, which is on the eastern side of Main Street north of Spring Hill Road for a few reasons. First, the extension of the existing B-C Long Hill Green and Town Hall Node regulation to this area will create uniformity. While these locations are in

different areas, they are all located along Main Street. The inclusion of these areas under the same regulation will promote uniformity and continuity along the same corridor and within the Town as a whole. Second, the existing B-C Long Hill Green and Town Hall Node regulation achieves the goals detailed for this area in the POCD. As stated above, The POCD recommended possible residential-type uses along with the commercial and industrial uses for this area. The existing B-C Long Hill and Town Hall Node regulation permits all these uses.

Third, the B-C Long Hill Green and Town Hall Node regulation empowers the Trumbull Planning and Zoning Commission with significantly more discretion on an application than the B-C Commercial Zone under Section 3.1 of the Regulations. In particular, Sections 3.2.5-10 regarding bulk, design guidelines, provisions for vehicles, signs, lighting and additional special regulations for this particular zone tightly control any proposed developments to ensure they are created in the village style contemplated by the POCD. It allows the Commission much greater controls than the existing B-C Zone Regulations where the properties designated in the text amendment exist.

The existing B-C Long Hill Green and Town Hall Node regulation is the perfect vehicle to extend to include this area to promote the same type of development, which has been a success in Long Hill Green. For these reasons, the Applicant respectfully requests approval of these proposed text amendments to Article II, Section 3.2 of the Trumbull Zoning Regulations.

Sincerely,


Raymond Rizio
Attorney for Applicant