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(*Also Admitted in NY)

December 28, 2020

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

**Re: Zone Change for the properties located at 7180-7182 & 7192 Main Street
and Map C/01/37**

Dear Mr. Librandi:

On behalf of my clients, 7182 Main Street, LLC, and 7192 Main Street, LLC, the Owners of Record of the properties located at 7180-7182 & 7192 Main Street and Map C/01/37, (together, the “Properties”) please accept the following as proposed narrative to a Request for Zone Change application for the aforementioned properties from the B-C Zone to the B-C Long Hill Green and Town Hall Node (“BC-LHG”).

Narrative

The proposed zone change for the Properties is an important addition of the Properties to the BC-LHG to institute the increased controls of the Commission under Section 3.2 of the Regulations. The 2014 Plan of Conservation and Economic Development (the “POCD”) stated 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. Since 2014, 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

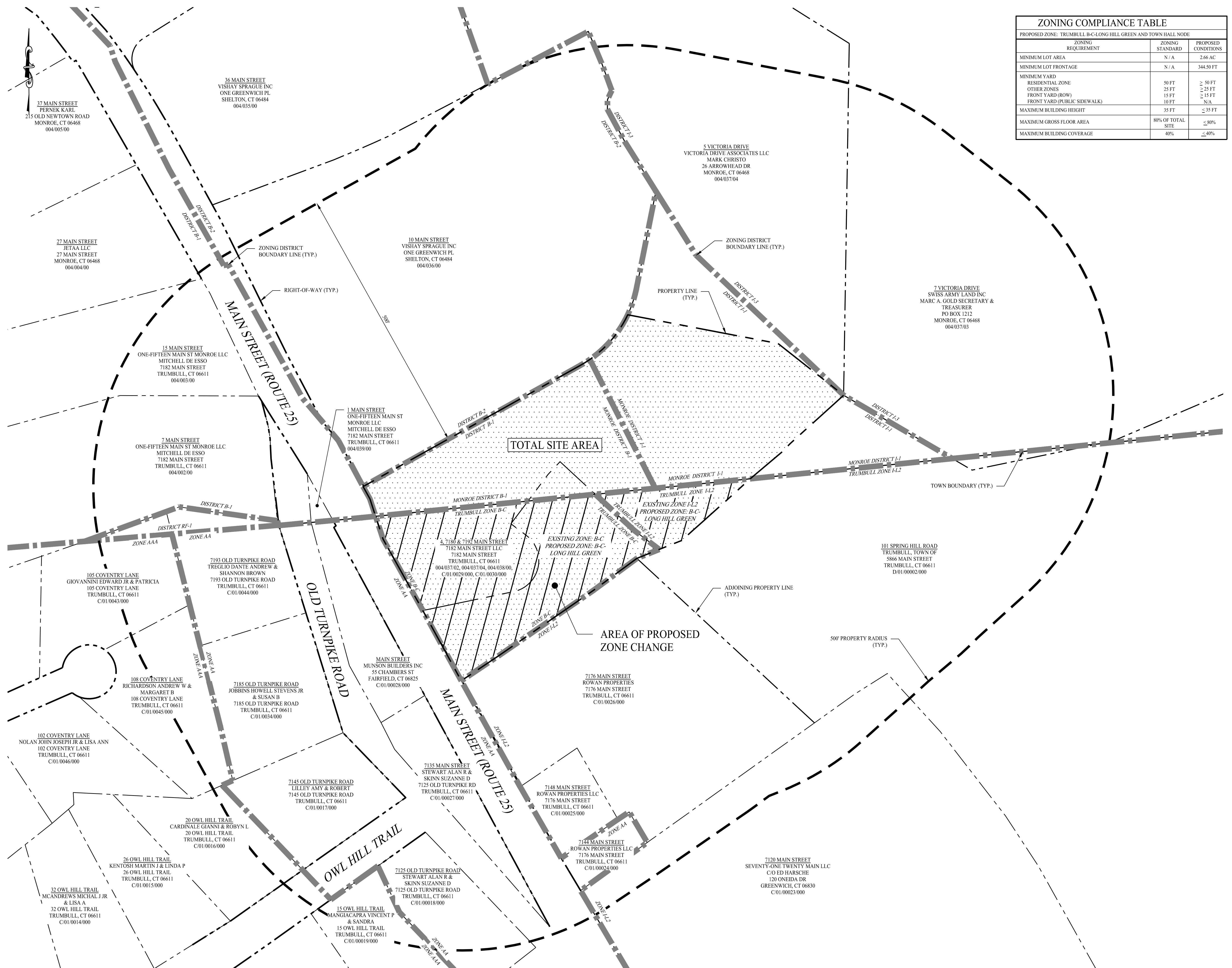
The BC-LHG regulations empowers the Trumbull Planning and Zoning Commission with a significant amount of discretion. In particular, Sections 3.2.5-10 regarding bulk, design guidelines, provisions for vehicles, signs, lighting and additional special regulations for this particular zone tightly control any proposed developments to ensure they are created in the village style contemplated by the POCD. This proposed zone change will ensure the Town will see uniformity throughout the entire Main Street corridor from Town Hall to Long Hill Green to upper Route 25.

The proposed zone change to the Properties fulfill the goals of the POCD. The existing BC-LHG regulations are the perfect vehicle promote the same type of development, which has been a success in Long Hill Green, for properties in this area of Upper Route 25, which choose to apply for a zone change to their property. For these reasons, the Applicant respectfully requests approval of a zone change of the Properties from Residence A to the B-C Long Hill Green and Town Hall Node.

Sincerely,



Raymond Rizio
Attorney for the Applicants



ZONING COMPLIANCE TABLE			
PROPOSED ZONE: TRUMBULL B-C-LONG HILL GREEN AND TOWN HALL NODE			
ZONING REQUIREMENT	ZONING STANDARD	PROPOSED CONDITIONS	
MINIMUM LOT AREA	N / A	2.66 AC	
MINIMUM LOT FRONTAGE	N / A	344.50 FT	
MINIMUM YARD RESIDENTIAL ZONE OTHER ZONES FRONT YARD (ROW) FRONT YARD (PUBLIC SIDEWALK)	50 FT 25 FT 15 FT 10 FT	\geq 50 FT \geq 25 FT \geq 15 FT N/A	
MAXIMUM BUILDING HEIGHT	35 FT	\leq 35 FT	
MAXIMUM GROSS FLOOR AREA	80% OF TOTAL SITE	\leq 80%	
MAXIMUM BUILDING COVERAGE	40%	\leq 40%	

GENERAL NOTES

1. EXISTING SITE CONDITIONS TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF 4 MAIN STREET, MONROE & 7180 & 7192 MAIN STREET, TRUMBULL, CONNECTICUT", PREPARED FOR 7182 MAIN STREET, LLC, DATED: SEPTEMBER 9, 2019; SCALE: 1" = 40'; PREPARED BY ACCURATE LAND SURVEYING, LLC.
2. ADDITIONAL PROPERTY OWNER INFORMATION TAKEN FROM THE TOWN OF TRUMBULL AND TOWN OF MONROE GIS AND ASSESSORS MAPS.

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	ZONE/DISTRICT LINE
	RIGHT-OF-WAY LINE
	TOWN LINE
	500' RADIUS FROM PROPERTY
	TOTAL SITE AREA
	PROPOSED ZONE CHANGE AREA



501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695

Drawn By: CJP
Checked By: MSL
Approved By: KMS
Project #: 1905801
Plan Date: 12/21/20
Scale: 1" = 80'

PROPOSED ZONE CHANGE

CHANGE
5 VICTORIA DRIVE
4, 7180 & 7192 MAIN STREET
MONROE & TRUMBULL, CONNECTICUT

Sheet Title:	Sheet #:
ZONE CHANGE MAP (EXHIBIT 1)	EX-1