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JUL 29 2021

PLANNING AND ZONING COMMISSION
TOWN OF TRUMBULL

By PZC # 21-15
PLANNING & ZONING

REQUEST FOR ZONE CHANGE

Date: July 29, 2021

Name of Applicant: 48 Monroe Turnpike, LLC Phone # c/o 203 877-8000

Address of Applicant: 857 Post Road, #346, Fairfield, Connecticut

Email address: c/o JKnuff@hssklaw.com

Location of Property: 48 Monroe Turnpike

Present Zoning District IL (Light Industry)

Proposed Zoning District ALF (Industrial) and Multi-Family Overlay

Assessor's Map No. D02 Parcel No. 68 Lot No.

Legal Description, on separate sheet, to be attached hereto.

Owner of Record: 48 Monroe Turnpike, LLC

Address of Owner of Record: 857 Post Road, Fairfield, Connecticut

Reason for Hearing: Zone change for subject property

Signature of Applicant: John W. Knuff, Agent: 

Signature of Owner: John W. Knuff, Agent: 

**A FEE IN THE AMOUNT OF \$460.00 MUST ACCOMPANY THIS APPLICATION.
Make check payable to TOWN OF TRUMBULL.**

A 500 FOOT RADIUS MAP MUST ACCOMPANY THIS APPLICATION.

Description of 'Proposed Overlay Zone MFOZ' on land of 48 Monroe Turnpike, LLC, 48 Monroe Turnpike, Trumbull, CT










Beginning at a point in the northerly street line of Old Mine Road, said point being the southeast corner the 'Proposed Overlay Zone ALF' and the southwest corner of the within described Zone, thence the following courses and distances along 'Proposed Overlay Zone ALF': N73°-43'-41"E a distance of 213.51' to a point; thence N51°-41'-38"E a distance of 129.72' to a point; thence N29°-21'-03"W a distance of 198.37' to a point; thence N15°-38'-57"E a distance of 69.80' to a point; thence N29°-21'-03"W a distance of 93.80' to a point; thence N00°-55'-59"E a distance of 136.05' to a point; thence N29°-21'-03"W a distance of 214.32' to a point; thence S76°-24'-40"W a distance of 195.28' to a point in the easterly street line of Monroe Turnpike (CT Route 111); thence the following courses and distances along said Monroe Turnpike: N30°-26'-35"E a distance of 83.02' to a point; thence deflecting to the right on the arc of a curve having a radius of 910.93' and a central angle of 00°-12'-25" a distance of 3.29' to a point; thence N46°-19'-25"E a distance of 220.81' to a point; thence N52°-43'-40"E a distance of 34.43' to a point; thence N44°-33'-57"E a distance of 70.84' to a point, said point being the northwest corner of land of 48 Monroe Turnpike, LLC and the within described Zone, and the southwest corner of land N/F Old Mine Associates, LLC; thence the following courses and distances along land N/F Old Mine Associates, LLC: S29°-28'-53"E a distance of 350.33' to a point; thence S29°-53'-35"E a distance of 183.75' to a point; thence S29°-52'-48"E a distance of 248.67' to a point; thence S29°-42'-23"E a distance of 300.03' to a point; thence S29°-57'-19"E a distance of 146.22' to a point; thence S30°-02'-56"E a distance of 145.37' to a point in the westerly property line of land N/F The Town of Trumbull, said point being the northeast corner of land of 48 Monroe Turnpike, LLC and the within described Zone, and the southeast corner of land N/F Old Mine Associates, LLC; thence the following courses and distances along land N/F The Town of Trumbull: N70°-17'-00"W a distance of 19.80' to a point; thence S88°-02'-31"W a distance of 8.84' to a point; thence S73°-54'-32"W a distance of 7.93' to a point; thence S73°-43'-01"W a distance of 13.22' to a point; thence S61°-32'-38"W a distance of 36.60' to a point; thence S46°-37'-01"W a distance of 160.18' to a point; thence S51°-40'-32"W a distance of 13.54' to a point in the northerly street line of Old Mine Road, said point being the southeast corner of land of 48 Monroe Turnpike, LLC and the within described Zone, and the southwest corner of land N/F The Town of Trumbull; thence the following courses and distances along said Old Mine Road: deflecting to the left on the arc of a curve having a radius of 1298.24' and a central angle of 17°-05'-06" a distance of 387.12' to a point; thence deflecting to the left on the arc of a curve having a radius of 2071.56' and a central angle of 03°-35'-42" a distance of 129.98' to a point; thence N70°-37'-21"W a distance of 194.88' to the point and place of beginning.

Description of 'Proposed Overlay Zone ALF' on land of 48 Monroe Turnpike, LLC, 48 Monroe Turnpike, Trumbull, CT

Beginning at a point in the northerly street line of Old Mine Road, said point being the southwest corner of the 'Proposed Overlay Zone MFOZ' and the southeast corner of the within described Zone, thence the following courses and distances along Old Mine Road and Monroe Turnpike (CT Route 111), each in part: N70°-37'-21"W a distance of 206.46' to a point; thence deflecting to the right on the arc of a curve having a radius of 452.46' and a central angle of 18°-58'-16" a distance of 149.81' to a point; thence N04°-34'-51"E a distance of 108.85' to a point; thence deflecting to the right on the arc of a curve having a radius of 910.93' and a central angle of 14°-05'-58" a distance of 224.17' to a point; thence N30°-26'-35"E a distance of 288.30' to a point; said point being the northwest corner of the within described Zone: thence the following courses and distances along the 'Proposed Overlay Zone MFOZ': N76°-24'-40"E a distance of 195.28' to a point; thence S29°-21'-03"E a distance of 214.32' to a point; thence S00°-55'-59"W a distance of 136.05' to a point; thence S29°-21'-03"E a distance of 93.80' to a point; thence S15°-38'-57"W a distance of 69.80' to a point; thence S29°-21'-03"E a distance of 198.37' to a point; thence S51°-41'-38"W a distance of 129.72' to a point; thence S73°-43'-41"W a distance of 213.51' to the point and place of beginning.

The map displays several zoning districts: I-L (Industrial Light), J-L2 (Industrial Medium Density Residential), B-C (Business Community), and AA (Neighborhood Commercial). The subject property is highlighted in pink and is located at the intersection of Main St and Monroe Pkwy. The map also shows other streets like Old M and a red dashed line indicating a boundary or easement.



Overlay Zone		POOZ	Planning Zones		B-C LHGTIN
	ALF		PRCZ	 A	I-L
	AREHZ		VRD	 AA	I-L2
	MFOZ		VROD	AAA	 I-L3
	PAHZ			 B-C	MDD

48 MONROE TURNPIKE
TRUMBULL, CONNECTICUT

PREPARED FOR
48 MONROE TURNPIKE, LLC
31 COGSWELL LANE
STAMFORD, CONNECTICUT 06902
JULY 26, 2021



JOB NO. 00978