

Lisa S. Broder\*  
LBroder@russorizio.com

Colin B. Connor  
Colin@russorizio.com

Robert G. Golger  
Bob@russorizio.com

David K. Kurata  
DKurata@russorizio.com

Stanton H. Lesser\*  
Stanton@russorizio.com

Katherine M. Macol  
Kathy@russorizio.com

Victoria L. Miller\*  
Victoria@russorizio.com

Anthony J. Novella\*  
Anovella@russorizio.com



10 Sasco Hill Road, Fairfield, CT 06824  
Tel 203-254-7579 or 203-255-9928

Fax 203-576-6626

5 Brook St., Suite 2B, Darien, CT 06820  
Tel 203-309-5500

299 Broadway, Suite 708, New York, NY 10007  
Tel 646-357-3527

[www.russorizio.com](http://www.russorizio.com)

Leah M. Parisi  
Leah@russorizio.com

William M. Petroccio\*  
WPetro@russorizio.com

Raymond Rizio\*  
Ray@russorizio.com

Christopher B. Russo  
Chris@russorizio.com

Robert D. Russo\*  
Rob@russorizio.com

John J. Ryan\*  
John@russorizio.com

Jane Ford Shaw  
Jane@russorizio.com

Vanessa R. Wambolt  
Vanessa@russorizio.com

\* Also Admitted in NY

\* Also Admitted in VT

\* Of Counsel

January 24, 2022

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

**Re: Proposed Amendment to the Article II, Section 3.1 of the Trumbull Zoning Regulations**

**AMENDMENT TO ARTICLE II, SECTION 3.1 TO PERMIT MULTI-FAMILY DWELLINGS WITHIN THE B-C ZONE ON ROUTE 25**

(Proposed amendments bold)

**3.1 Commercial Zone B-C (Business)**

**3.1.4 Special Permit**

**14. Multi-Family Dwellings**

**Multi-family dwellings in this zone may be permitted subject to the following regulations:**

**a. Multi-family dwellings on parcels smaller than 1 acre shall be restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby or access to the multi-family dwelling use.**

**b. Multi-family dwellings on parcels larger than one acre shall be restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby, access or amenity area to the multi-family dwelling use.**

**c. The maximum allowable residential density shall be 12 units per gross acre.**

- d. Residential units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.**
- e. A minimum of 10% of residential units constructed in this zone shall be restricted to a rent or sales price affordable to residents who earn 80% or less of the area median income. This requirement shall be applicable to all residential developments of 10 or more units.**
- f. Multi-family dwellings shall be located on parcels of land with Lot Frontage and direct traffic access on Route 25 north of its intersection with Spring Hill Road.**

#### **3.1.8 Special Regulations for the B-C Zone**

- 4. The standards in this regulation Section 3.1, and particularly the Sections 3.1.4.14 and 3.1.5 Bulk (Building Standards) shall consider the entire property, including properties which may partially be located within Trumbull and another town, to calculate residential density, maximum building coverage, maximum gross floor area and minimum lot size.**