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April 28, 2022

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

Re: Proposed Amendments to the Professional Office Overlay Zone Regulations

Dear Mr. Librandi:

On behalf of my client, 4950 & 5010 Main Street, LLC, the Owner of Record of the properties located at 4950 & 5010 Main Street, please accept the following as proposed amendment to create Section 2.1.3.7.2.c of the Professional Office Overlay Zone (the "POOZ") section of the Trumbull Zoning Regulations.

AMENDMENT TO CREATE ARTICLE II, SECTION 2.1.3.7.2.c
REGARDING CONDITIONS IN THE PROFESSIONAL OFFICE
OVERLAY ZONE REGULATIONS

(Proposed amendment bold and underlined)

7. Any structure on a single lot built after July 13, 1995 and proposed for professional office use shall be limited in size to the larger of either:
2. Consolidation of two (2) or more preexisting lots located south of Route 15 and north of the Bridgeport line, having been previously included in the Planned Office Overlay Zone, is permissible. In the case of consolidated lots, the new structure proposed for professional office use shall be limited in size to the larger of either.

- a. 2,900 square feet (in terms of net useable square footage as defined by the tax assessor);
or
- b. no more than 20% larger (in terms of net useable square footage as shown on tax assessor's records) than the average size of the two residential structures adjacent to (on either side of) the subject property or the two residential structures located closest to the subject property. If, however, the subject property has a total area after combination that exceeds one acre and has frontage on a state highway, the gross floor area of any building or structure to be constructed shall not be greater than 8,500 square feet per acre. Egress and ingress to any such newly assembled lot that contains a corner lot development shall be from a State highway, unless evidence is provided to the Commission that unrestricted ingress and egress to and from said State highway cannot be obtained or is not the safest and most efficient way to access the lot as determined in the Commission's discretion in which case egress and ingress shall only be permitted on streets which do not terminate in a cul-de-sac or dead end.
- c. **Notwithstanding the standards stated in this Article II, Section 2.1.3.7.2, an additional maximum floor area of 2,500 square feet within an existing building may be used for accessory clerical office area in support of the principal professional office use. Said floor area is not intended as an area for the principal professional office use where the public may be served.**

Narrative

The proposed text amendment is an important revision to address some of the unique conditions which exist in the POOZ. The amendment to Section 2.1.3.7.2.c addresses a situation where an existing building contains additional floor area that can be utilized for accessory uses, but it is restricted due to the floor area limitations of the POOZ standards. The intent of that limitation was aimed towards restricting the size of the professional office use. The professional office is the use where patrons will come to the property and actually utilize the property along with the employees and professionals. The patrons are also the source of the continuous traffic flow throughout the day. For the most part, the professionals and their employees arrive at the property in their vehicles in the morning and leave the property at the end of the day. However, a professional office use involves more than just servicing patrons. The use also needs to be supported by clerical office work, particularly scheduling and billing. This accessory clerical office use is less intense on the property. It does not involve patrons and, therefore, does not increase the traffic throughout the course of the day. Its only real effect is on off-street parking.

The proposed text amendment addresses this accessory use to the principal professional use. It limits the accessory clerical office area to 2,500 square feet within an existing building. It does not permit the construction of an addition to accommodate this accessory use. This ensures the text amendment will not add to the bulk of the site as it is only permitted in existing buildings and not within new construction. Said area is limited specifically to clerical office area. The floor area can not be used to meet or examine patrons. The final sentence of the proposed amendment clearly states this limitation. As stated above, the only real impact of the proposed text amendment would be on off-street parking. Therefore, the proposed amendment would not

alter the parking requirements of the POOZ Regulations. It would still require Five (5) parking spaces per 1,000 square feet, which is more than sufficient parking to accommodate an area which will only be occupied by employees.

The proposed text amendment is consistent with the Trumbull Plan of Conservation and Development ("POCD"). The POOZ was developed to provide regulations that would ensure professional office development and existing residential areas could coexist and support one another. *Id.* at 55. The proposed amendment strictly limits its possible impacts on the neighborhood. The possible additional floor area will still have to meet the off-street parking requirements of the principal professional office use, even though it will be significantly less intense than said use as those spaces will only be used by employees. Similarly, the amendment will have little effect on traffic that could impact the neighborhood as employees generally only enter the property in the morning and leave at the end of the work day.

In addition, the POCD envisioned the POOZ would encourage professional office development that could "provide an attractive streetscape for a key gateway into Trumbull, which in turn enhances the quality of life for the neighborhoods in the immediate area." *Id.* The proposed text amendment will have absolutely no impact on this POCD goal as this additional floor area for clerical office work will be within an existing building. So, it will not be visible from the street.

The proposed amendments are practical revisions to address the unique and existing conditions along lower Main Street. They are in conformity with the intent of the POOZ Regulation and will assist in the development of lower Main Street in a safe and efficient manner. For these reasons, the Applicant respectfully requests approval of these proposed text amendments to Article II, Section 2.1.3.7.2.c of the Trumbull Zoning Regulations.

Sincerely,



Christopher Russo
Attorney for Applicant