

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

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



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

April 28, 2022

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

Re: Text Amendment – Trumbull Center Mixed-Use Overlay Zone Regulation

Dear Mr. Librandi:

On behalf of my client, Trumbull Center, LLC, the Owner of Record of the property located at 900 White Plains Road, please accept the following as a proposed amendment to the Trumbull Zoning Regulations to create Article II, Section 3.6 and establish the Trumbull Center Mixed-Use Overlay Zone to read as follows:

Article II

Section 3 COMMERCIAL ZONES

3.6 Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C

3.6.1 Statement of Purpose

It is the intent of this regulation to enhance the vitality and cohesion of designated areas by allowing for mixed-used development including commercial uses with rental or ownership housing opportunities in an aesthetically pleasing community for individuals and households, including singles, couples, empty-nesters, and others, who, for reasons of cost or lifestyle, choose not to reside in a single-family house. A mixed-use development is intended to blend multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one location, where those functions are to some degree physically and functionally integrated.

3.6.2 Location

For purposes of this regulation, the Trumbull Center Mixed-Use Overlay Zone may be applied to properties zoned Commercial B-C and located on parcels of land with a minimum lot size greater than Five (5) acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road.

3.6.3 Requirements

- a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Commercial Zone B-C regulation, Article II Section 3.1.
- b. Multi-family dwellings shall be permitted provided that units are 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. The maximum building height of any mixed-use building containing multi-family dwellings shall be Five (5) stories or 65 feet.
- g. The buffer of any mixed-use building containing multi-family dwellings from a property line or any other zone shall be Forty (40) feet.

3.6.4 Application Procedure

An application to apply the Trumbull Center Mixed-Use Overlay Zone must include an application for a Special Permit in accordance with Article XV of these Regulations. The Commission may approve a petition to apply the Trumbull Center Mixed-Use Overlay Zone if it conforms to the purposes set forth in this regulation.

Sincerely,



Christopher B. Russo