

NOTICE

The Planning and Zoning Commission, of The Town of Trumbull, will hold a Regular Meeting for a Public Hearing in the Council Chambers of Trumbull Town Hall (5866 Main Street) on Wednesday, August 17, 2022 at 7:30 p.m., on the following agenda items:

PRE-APPLICATION

1. **7 Whitney Avenue**, The Orthodontic Boutique, 7:00 P.M

SPECIAL PERMIT/SITE PLAN/OTHER

1. **142 Roosevelt Drive**: Applicant, Better Built Basements for Amy Perrotta, is requesting a Special Permit to establish an 898 sq. ft. 1- bedroom Accessory Apartment in a Residence AA zone pursuant to Art. II, Sec. 1.2.2.7, of the Town of Trumbull Zoning Regulations. **File #22-14**
2. **8 Blue Jay Drive**: Applicants, Jason Graziano and Aaron Zuege, are requesting a Special Permit to establish a 1098 sq. ft. 1- bedroom Accessory Apartment in a Residence AAA zone pursuant to Art. II, Sec. 1.1.2.7, of the Town of Trumbull Zoning Regulations. **File #22-15**
3. **Text Amendment**: The applicant, Town of Trumbull Planning and Zoning Department, is requesting to Amend Art. VIII: Uses Prohibited in All Zones of the Town of Trumbull Zoning Regulations to extend the prohibition of Cannabis Establishments for another year. **File #22-16**
4. **Text Amendment**: Applicant, 4950 & 5010 Main Street LLC, is requesting to create Art II, Sec 2.1.3.7.2c of the Professional Office Overlay Zone (the POOZ) of the Town of Trumbull Zoning Regulations to permit an additional maximum floor area of 2500 sq ft for clerical office. **File #22-09**
5. **Text Amendment**: Applicant, Trumbull Center LLC, is requesting to create Art II, Sec 3.6 (Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C) of the Town of Trumbull Zoning Regulations to permit Mixed-Use developments on properties greater than five acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road. **File #22-10**

NEW BUSINESS

1. **Opt Out of State Parking Requirements**. Pursuant to Public Act 21-29, Sec. 5., Trumbull Planning and Zoning Commission initiates the process by which a municipality opts out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended, regarding limitations on parking spaces for dwelling units (two-thirds vote required). Copy of Public Act 21-29 on file with Trumbull Town Clerk.
2. **Opt Out of State Accessory Apartment Requirements**. Pursuant to Public Act 21-29, Sec. 6 (f), Trumbull Planning and Zoning Commission initiates the process by which a municipality opts out of the provisions of Public Act 21-29, Sec. 6, regarding accessory apartments (two-thirds vote required). Copy of Public Act 21-29 on file with Trumbull Town Clerk.

Public comment can be sent via email to lfinger@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made at the public hearing. Plans for the applications are on file in the office of the Planning and Zoning Commission and will be posted on the Town's website.

Dated at Trumbull, CT this 3rd day of August, 2022.

By: Linda Finger, Clerk