

PLANNING AND ZONING COMMISSION
TOWN OF TRUMBULL

REQUEST FOR ZONE CHANGE

Date: April 30, 2025

Name of Applicant: 12 Cambridge Drive Realty, LLC Phone #

Address of Applicant: 20A Grove Street, Hicksville, NY 11801

Email address: bio.rhoyler@rc.com

Location of Property: 12 Cambridge Drive, G111/00008, I-L2 Zone

Present Zoning District I-L2

Proposed Zoning District I-L2, Age Restricted Housing Overlay Zone

Assessor's Map No. G/11,00008 Parcel No. Lot No.

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

Owner of Record: 12 Cambridge Drive Realty, LLC

Address of Owner of Record: 20A Grove Street, Hicksville, NY 11801

Reason for Hearing: To apply recently approved housing overlay zone to existing lot in I-L2 Zone to permit construction of mixed-use multi-family development

Signature of Applicant: 

Signature of Owner: 

**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.

Attachment

Application for Map Change 12 Cambridge Drive Realty LLC – Applicant and Owner Ryan D. Hoyler, Robinson & Cole LLP – Agent

Application Narrative

This narrative is in support of the Application for a map change to apply the newly created Age Restricted Housing Overlay zone in Industrial Zone I-L2 (the “Overlay Zone”) to the property located at 12 Cambridge Drive (the “Property”).

The purpose of the Overlay Zone is to allow for the development of housing age-restricted to residents fifty-five years old and older, on certain properties within the I-L2 Zone that meet specific development standards and requirements. The Overlay Zone is applicable to properties zoned I-L2 that are at least five acres in area and is therefore applicable to the Property.

Concurrent with this application for map change, and as required by Section --- of the Zoning Regulations, the applicant, 12 Cambridge Drive Realty, LLC (“Applicant”) is concurrently filing an application for special permit for the construction of a mixed-use development at the Property. The mixed-use development will include the use of the existing commercial building along with the construction of a proposed four-story age-restricted residential multi-family building and associated parking structure on the eastern portion of the Property, as shown on the included site plans.

Consistency with the Purposes of the Zoning Regulations

Section 1 of the Zoning Regulations identifies that one purpose of zoning is to “address significant disparities in housing needs.” It further states that the Zoning Regulations are intended to “allow the development of housing which will meet the housing needs identified in the state’s consolidated plan for housing and community development.” The State of Connecticut’s 2020-2024 Consolidated Plan for Housing and Community Development contains three overarching goals: i) work to ensure decent housing is available to all; ii) work to ensure that all of the state’s residents live in a suitable living environment; and iii) work to ensure that all of the state’s residents have access to economic opportunities. The Development furthers each of these goals by allowing for new age-restricted housing opportunities in new areas of Town deemed appropriate for housing under the Town’s IL-2 District Planning Study (discussed below).

The Development will also increase affordable housing options in the Town by restricting at least 10% of residential units to a rent or sales price affordable to residents who earn 80% or less of the area median income. This, too, will address the housing goals identified above.

Finally, the Town has noted the critical need of age-restricted housing by exempting same from the moratorium currently in place. Under the Overlay Zone, age-restricted housing development is subject to special permit approval by the Planning and Zoning Commission and not permitted as of right. This special permit review process ensures that the Town will maintain the discretion

to approve an application based on compliance with a set list of review criteria set forth in the Zoning Regulations.

Consistency with the Plan of Conservation and Development (the “POCD”) and the I-L2 District Planning Study (the “I-L2 Study”)

POCD

The POCD¹ states that the Town is “predominantly built out with little vacant land” and that “meeting economic demand and housing demand for alternative housing types could occur in developed areas or in areas that abut established neighborhoods” (POCD, page 62). The intent of the Overlay Zone is to allow for the redevelopment of underutilized and/or vacant commercial/industrial properties in the I-L2 District, particularly with age-restricted housing that would increase housing options in the Town for residents 55 years old and older.

The proposed Development would advance several goals identified in the POCD related to residential development. For example, it will provide additional age-restricted housing options for residents and will “encourage new housing opportunities for the elderly and encourage housing affordable to working families and single individuals” (POCD, page 61). Again, 10% of all units will be “affordable.” The affordability requirement helps further this POCD goal of encouraging housing affordable to working families and single individuals.

I-L2 District Planning Study

In 2020, the Town issued its I-L2 District Planning Study (the “I-L2 Study”) to help guide future development in the I-L2 District given changing economic and demographic contexts. Key themes heard from community stakeholders discussed in the I-L2 Study include “residential development viewed as a positive” and “reduce the industrial look” (I-L2 study, page 6). The Development addresses both these themes since it provides for age-restricted housing and mixed-use development within an industrial zone. It will also allow for the redevelopment of an underutilized industrial site with uses more compatible to the surrounding commercial and residential development patterns.

¹ POCD refers to the Town’s 2014 POCD since the 2024 update to the POCD is still in the review process as of the date of this Application.

12 CAMBRIDGE DRIVE PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Trumbull, County of Fairfield, and State of Connecticut, and shown and designated as 5.8911 Acres on a certain map entitled: "As-Built Boundary Map Cambridge II, Property Located on Cambridge Drive and Old Town Road Trumbull, Connecticut prepared for Robert D. Scinto J & D Kasper & Associates, Engineers, Surveyors, Planners Bridgeport, Connecticut Sheet 1 of 1 Date: Sept. 26, 1985", on file in the Office of the Trumbull Town Clerk as Map No. 2364, said premises being the same as those described in a deed to Robert D. Scinto dated August 1, 1984, and recorded in Volume 528 at Page 286 of the Trumbull Land Records, said parcel being more particularly bounded and described as follows:

Commencing at a point on the northerly street line of Old Town Road, so-called, said point being the southwesterly corner of the parcel herein described, said point also being the southeasterly corner of other land now or formerly of Robert D. Scinto, which other land now or formerly of Robert D. Scinto is also shown as Parcel No. 1 on a certain map entitled: "Subdivision Plan of Property Located on Old Town Road and Oakview Drive, Trumbull, Connecticut, prepared for Old Town Associates, scale 1" = 40', dated September 29, 1980, last revised March 16, 1983", by Kasper Associates, Bridgeport Conn., said map being on file in the Office of the Trumbull Town Clerk as Map No. 2232; thence along the easterly boundary of said Parcel No. 1 the following seven courses:

N — 03° 23' 54" — E, 48.96 feet;
N — 00° 52' 04" — W, 70.65 feet;
N — 00° 16' 38" — W, 132.08 feet;
N — 07° 34' 08" — E, 16.41 feet;
N — 27° 13' 50" — W, 9.93 feet;
N — 06° 16' 56" — E, 15.44 feet; and
N — 00° 04' 03" — W, 138.11 feet;

thence along said Parcel No. 1, Cambridge Drive, as shown on said subdivision map, and other property now or formerly of Robert D. Scinto, the following four courses:

N — 00° 39' 45" — W, 69.32 feet;
N — 12° 45' 24" — W, 12.59 feet;
N — 14° 44' 41" — E, 10.12 feet; and
N — 00° 00' 57" — E, 105.18 feet;

thence along property now or formerly of Sciortino, et al. the following course:

S — 88° 18' 02" — E, 259.65 feet;

thence along property now or formerly of Wasamark, Inc. the following two courses:

S — 00° 54' 41" — W, 113.29 feet; and

N — 74° 01' 52" — E, 186.00 feet;
thence along property now of formerly of Pace and property now or formerly of Jakucenis the following course:

S — 02° 03' 44" — W, 628.22 feet;

thence along the northerly boundary of Old Town Road the following course:

N — 80° 15' 35" — W, 196.85 feet;

thence along property now or formerly of Tennessee Gas Pipeline Co. the following four courses:

N — 03° 51' 50" — E, 5.93 feet;

N — 03° 41' 00" — E, 144.05 feet;

N — 80° 15' 43" — W, 49.40 feet; and

S — 03° 41' 00" — W, 150.00 feet;

thence along the northerly boundary of Old Town Road the following course;

N — 80° 15' 35" — W, 173.12 feet, to the place of beginning.

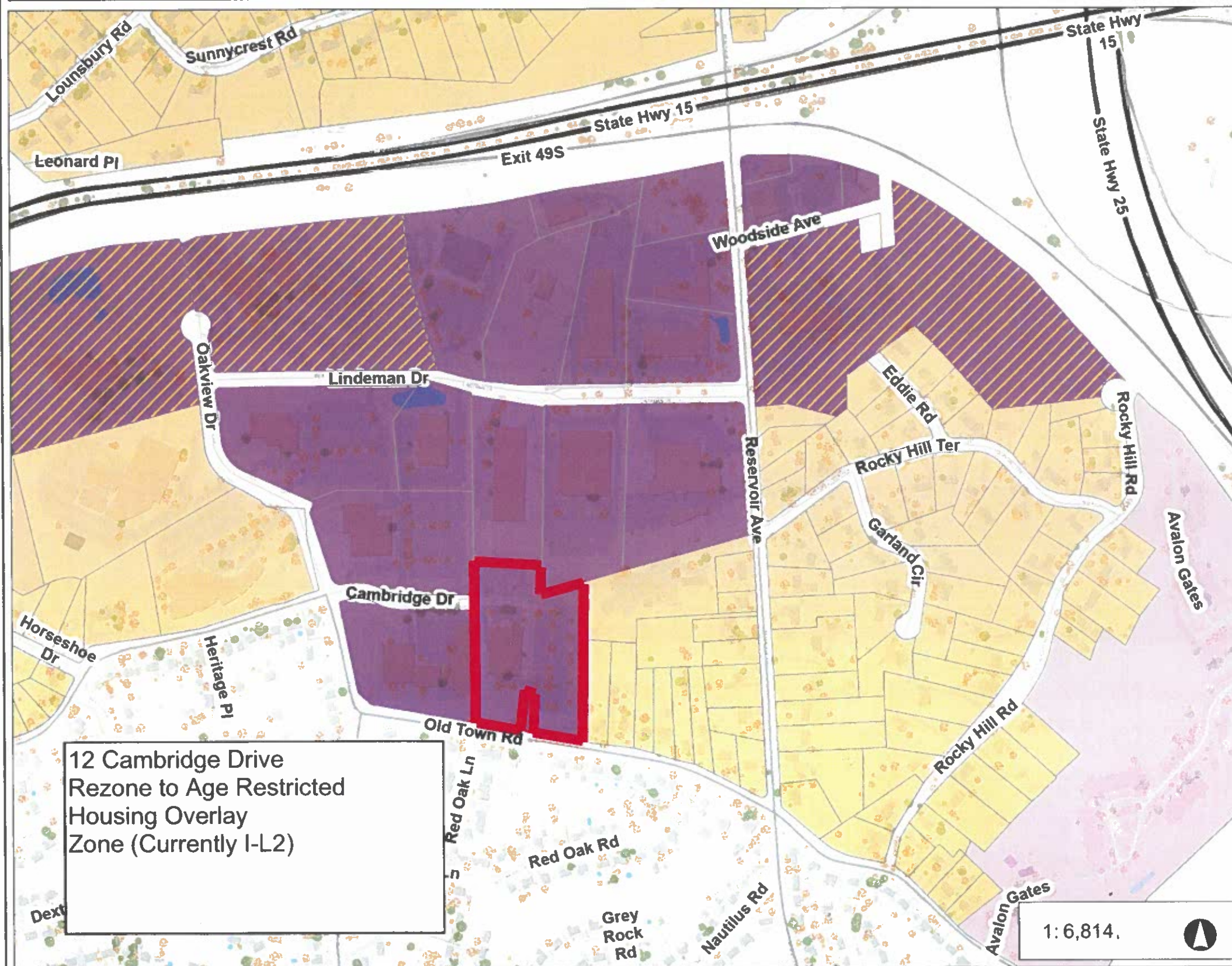
TOGETHER WITH a non-exclusive easement and right of way recorded in Volume 528 at Page 286 of the Trumbull Land Records to connect a sanitary sewer line to the sewer line located on the remaining property to the north formerly of Paul W. Voight, said remaining property as shown on a certain map entitled: "Map of Survey, Paul W. Voight Property, prepared for Joseph Sciortino and Aaron Levine, December 30, 1971, latest revision, October 26, 1972, by Thos. J. Hardiman", on file in the Office of the Trumbull Town Clerk as Map No. 1719.

TOGETHER WITH the rights in favor of the premises set forth in a Declaration of Easement and Drainage Maintenance Agreement made by Robert D. Scinto on October 21, 1986 and recorded in Volume 592 at Page 211 of the Trumbull Land Records.



Town of Trumbull

Rezoning Map



12 Cambridge Drive
Rezone to Age Restricted
Housing Overlay
Zone (Currently I-L2)

Legend

Streetname

Roadways

- Local
- Collector
- Minor Collector
- Minor Arterial
- Major Collector
- PA Other
- PA Other Expwy
- PA Interstate

Overlay Zones

- ALF
- AREHZ
- MFOZ
- MUOZ
- PAHZ
- POOZ
- PRCZ
- VRD
- VROD

Zoning

- A
- AA
- AAA
- B-C
- B-C LHGTHN
- I-L
- I-L2
- I-L3
- MDD

Citations

1:6,814.



1,135.6 0 567.79 1,135.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Greater Bridgeport Regional Council

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

