

Town of Trumbull
CONNECTICUT

**Planning and Zoning
Department**
Telephone (203) 452-5047
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Town Hall
5866 Main Street
Trumbull, Connecticut 06611



PLANNING AND ZONING COMMISSION

August 7, 2025

Town Clerk
Trumbull Town Hall
5866 Main Street
Trumbull CT 06611

Dear Colleagues,

RE: Applications of the Town of Trumbull Planning and Zoning Department

Revised Article II, Section 2.1.7: Professional Office Overlay Zone File #25-13

Pursuant to Section CGS 8-3b of the CT General Statutes, enclosed please find a copy of the proposed revised Text Amendment to create **Article II, Section 2.1.7: Professional Office Overlay Zone as stated above.**

Planning and Zoning Files #25-13.

This shall serve as written notice of the proposed Text Amendments submitted by the Town of Trumbull's Planning & Zoning Department. The date of the public hearing has been scheduled for August 20, 2025 at 7:30 p.m. to be held in the Council Chambers at Trumbull Town Hall. We would appreciate your comments prior to the Planning & Zoning public hearing.

Please contact the Town of Trumbull Planning and Zoning Department at (203) 452-5044, if there are any questions or concerns that you may wish to have addressed.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Rob Librandi".

Rob Librandi
Land Use Planner
Town of Trumbull
5866 Main Street
Trumbull CT 06611
rlibrandi@trumbull-ct.gov

Proposed Regulatory Changes

Proposed new section 2.1.7 to Professional Office Overlay Zone:

2.1.7 Special Regulations for the Professional Office Overlay Zone for Properties

Located in the POOZ with frontage along the south side of White Plains Road (Rte. 127) starting at the corner of Reservoir Drive and ending at the corner of Alice Place (POOZ Central).

For those certain properties located in the POOZ with frontage along the south side of White Plains Road (Rte. 127) starting at the corner of Reservoir Drive and ending at Alice Place (parcels known as 861, 855, 847, 843 & 831 White Plains Road and 4 Alice Place), the following special regulations shall apply and shall supersede any conflicting regulation in the POOZ zone ("POOZ Central").

- a. Consolidation of lots. Consolidation of preexisting lots in the Planned Office Overlay Zone Central is permissible.
- b. Building Size in the POOZ Central. For mixed use structures only the building size may be up to 17,000 square feet in the POOZ Central.
- c. Additional Use. Mixed use of residential/retail/restaurant on any parcel may be permitted by special permit in the POOZ Central provided that certain conditions are satisfied as follows:
 - (1) minimum lot frontage of 200 feet,
 - (2) minimum lot area of one (1) acre,
 - (3) ten (10) per cent of residential dwelling units to be set aside as affordable units per income guideline set forth in Conn. Gen. Statutes, sec. 8-30(g),
 - (4) density limited to 10 residential units per acre consisting solely of 1 bedroom or studio units,
 - (5) Building height not to exceed 2.5 stories or 35 feet whichever is less, not including roof top utilities and architectural accents,
 - (6) Retail/restaurant use on the first floor only and residential units only on the second floor. Fast food restaurants and drive-throughs are prohibited,
 - (7) Materials and building designed must be approved by the Planning and Zoning Commission and in keeping with the architectural character of the surrounding area,
 - (8) Signage must be in conformance with the BC zone regulations including wall and monument signage, and
 - (9) A 10ft landscaped buffer is required with any abutting residential property that does not utilize the POOZ.

Notwithstanding anything to the contrary in the POOZ regulations, the provisions of this section shall control.