

TOWN COUNCIL  
**Town of Trumbull**  
CONNECTICUT  
www.trumbull-ct.gov

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



LEGISLATION & ADMINISTRATION COMMITTEE  
OCTOBER 27, 2014  
MINUTES

The Vice Chairman called the Legislation & Administration Committee to order at 7:39 p.m. All present joined in a moment of silence and the Pledge of Allegiance.

Present: Suzanne Testani, Chairman, Vice Chairman Enrico Constantini, Joseph Pifko, and Edna Colucci.

Absent: Patrick Helfrich, Daniel Marconi, Thomas Christiano and Ken Martin, Sr.

Also Present: Lynn Arnow, Chief of Staff, Town Council Chairman Carl A. Massaro Jr., Edward Lavernoch, Economic and Development Director and Martin Schwartz, President and CEO of The Kennedy Center.

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1. RESOLUTION TC25-116: BE IT RESOLVED, That Daniel Ranocchia of 26 Pondview Avenue, be and the same is hereby appointed as an alternate member of the Planning & Zoning Commission for a term of December 3, 2012 extending to December 7, 2015.

Mr. Massaro stated that Mr. Ranocchia was not able to attend this evening's meeting due to a business commitment. Mr. Massaro requested the resolution be passed without recommendation.

Moved by Mr. Pifko, seconded by Ms. Colucci to send to the Town Council without recommendation.

VOTE: Motion CARRIED unanimously.

Moved by Ms. Colucci, seconded by Mr. Constantini to take RESOLUTION TC25-123 as the next item of business.

VOTE: Motion CARRIED unanimously.

2. RESOLUTION TC25-123: Moved by Mr. Constantini, seconded by Mr. Pifko.

BE IT RESOLVED, That the First Selectman is hereby authorized to accept on behalf of the Town of Trumbull, a 2015 State of Connecticut STEAP Grant in the amount of not to exceed \$299,000.00 to undertake The Kennedy Center, Inc. Parking Lot & Grounds Project, and;

BE IT FURTHER RESOLVED, That the First Selectman is authorized to enter into and execute any and all agreements, contracts and documents necessary to obtain and administer the aforementioned 2015 STEAP Grant.

Mr. Lavernoich explained the resolution would authorize the First Selectman to make application with the Small Town Assistance Program more commonly known as STEAP. This is a funding program for capital projects for community businesses in the State with 50,000 employees or less, the maximum amount awarded is \$500,000. The package distributed at this meeting (attached) includes a map with two (2) red locator dots showing the Kennedy Center facilities in Town, 2440 Reservoir and 39 Lindeman. The second page of the package includes the description of the project. Mr. Schwartz , President and CEO of the Kennedy Center gave a brief overview of the Kennedy Center's history and current services to the community. The Kennedy Center now serves just over 2,000 people on an annual basis with a staff of 750 people. Many live here in Trumbull, 160 of the people they serve and 40 individual employees live in Trumbull. The Kennedy Centers serves their clients from birth to their senior years helping each reach their full potential. Their main funding source is the State of CT and fundraising. The two (2) buildings have parking and walking areas that need attention, there are many potholes and uneven surfaces. The Center does not have the funding to repair them. Mr. Lavernoich stated the grant is written in such a way that the Municipality has to be applicant. The committee as a whole only had accolades for the Kennedy Center.

VOTE: Motion CARRIED unanimously.

3. RESOLUTION TC25-94: BE IT RESOLVED, That the acquisition of real property known as 6175 Main Street, Trumbull, CT is hereby approved; and  
BE IT FURTHER RESOLVED, That the First Selectman is hereby authorized to execute any agreements or take any necessary steps to complete the acquisition.

Mr. Massaro explained the item had been held in committee last month and is still not ready.

Moved by Mr. Pifko, seconded Mr. Constantini to HOLD IN COMMITTEE.

VOTE: Motion CARRIED unanimously.

4. RESOLUTION TC25-122: Moved by Ms. Colucci, seconded by Mr. Constantini.

BE IT RESOLVED, That the acquisition of real property known as 225 Booth Hill Road Trumbull, CT is hereby approved; and

BE IT FURTHER RESOLVED, That the First Selectman is hereby authorized to execute any agreements or take any necessary steps to complete the acquisition.

Mr. Lavernoich stated the property is owned by Krystof Zera. He had purchased the property with the hopes to build on it and has appeared before the Planning & Zoning and Inland Wetlands & Watercourses Commission multiple times and has been denied multiple times due to the viable wetlands on site. Mr. Zera would like to donate the land to the Town, (See the Attached email dated 7/31/2014 and IWWC denial letter dated 2/5/2009). The benefit to the Town for acquiring the property would be to ensure the property would not be degraded.

The committee discussed the property as a result of said discussion the following information was determined:

The assessed value is \$36,600.00; the appraised value is \$52,300.00. It is a treed lot with a depressed area where the wetlands are located. The July taxes may be due. The property has been for sale for the past three (3) years. The owner bought the property at a foreclosure sale, which is a “buyer beware purchase”. He knew a portion of the property was wet but thought he would be able to build on it.

Moved by Mr. Pifko, seconded by Mr. Constantini to enter into EXECUTIVE SESSION to discuss contract negotiations with L&A Committee members Suzanne Testani, Chairman, Vice Chairman Enrico Constantini, Joseph Pifko, Edna Colucci, Town Council Chairman Carl Massaro, Jr. and Town Council member Cindy Penkoff present.

VOTE: Motion CARRIED unanimously.

The L&A Committee ENTERED into EXECUTIVE SESSION at 8:03 p.m.

Moved by Mr. Constantini, seconded by Ms. Colucci to end EXECUTIVE SESSION.

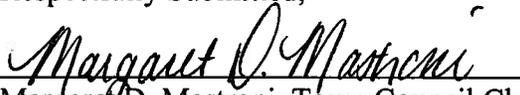
VOTE: Motion CARRIED unanimously. Executive Session ended at 8:20 p.m.

Moved by Mr. Pifko, seconded by Mr. Constantini to HOLD IN COMMITTEE to allow for the 8-24 P&Z review to be done and tax issue to be answered.

VOTE: Motion CARRIED unanimously.

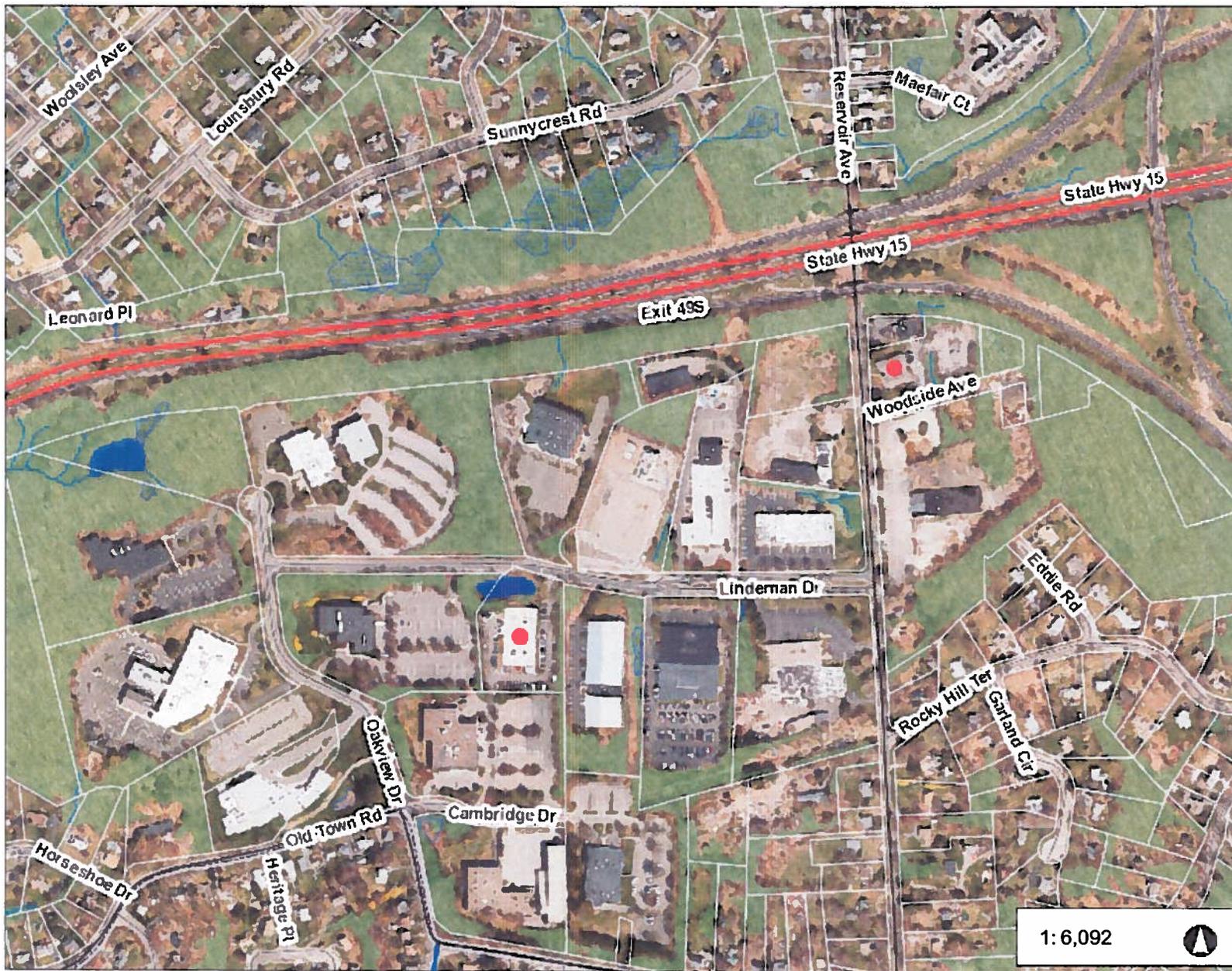
There being no further business to discuss and upon motion made by Ms. Colucci, seconded by Mr. Pifko the L&A Committee adjourned at 8:21 p.m. by unanimous consent.

Respectfully Submitted,

  
Margaret D. Mastroni, Town Council Clerk



# The Kennedy Center, Trumbull



## Legend

### Street

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

### Parcels



Town Boundary

### Water Features

- DAM
- DOCK
- STREAM
- STREAM - INT

### Water

- Waterbody
- Wetland
- Tree Canopy

1: 6,092



1,015.3 0 507.65 1,015.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## STEAP Continuation Sheet 2014

1. Provide a description of the proposed project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition and/or construction. Please be as comprehensive as possible in the description of this project.

**Purpose:** To complete an infrastructure project that has been deferred far too long, as a result of long-term cuts in State funding and the ever increasing costs of running our agency's operations.

**The project request will include engineering design and construction for:**

- A.) 39 Lindeman Drive, Trumbull, CT 06611; reclaiming and pavement replacement; restriping of the asphalt parking lot; replace location's concrete sidewalks and curbs; install 2 speed humps; landscape the edge of pavement with topsoil and grass seed to prevent washing out and pavement undermining.
- B.) 2440 Reservoir Avenue, Trumbull CT 06611; reclaiming and pavement replacement; restriping of the asphalt parking lot; replace location's curbs; install 1 speed hump; landscape the edge of pavement with topsoil and grass seed to prevent washing out and pavement undermining.

**The Engineer will:**

- Provide engineered plans that determine the specifications for the area of pavement and class of materials to be utilized
- Ensure proper utility mark outs before digging
- Observe new construction to ensure conformance to the plans and specifications.
- Oversee contractor starting and completion dates
- Ensure contractors responsibility for workmanship
- Establish depth of crushed aggregate to be provided
- Establish number of inches of compacted asphalt
- Determine types of hot mix that will be used
- Provide dimensions of the pavement
- Ensure standards of warranty period and what it covers

**The Contractor(s) will:**

- Reclaim and replace the asphalt driveway and curbs at A) 39 Lindeman Drive and B) 2440 Reservoir Avenue- Reclamation is recommended since subgrade deficiencies may require improvements
- Replace/install concrete sidewalks at A) 39 Lindeman Drive
- Install 2 speed humps at A) 39 Lindeman Drive and 1 speed hump at B) 2440 Reservoir Avenue
- Landscape the edge of pavement with topsoil and grass seed to prevent washing out and pavement undermining.

## STEAP Continuation Sheet 2014

### **2. How will this project impact and benefit the community? Please include any projected economic impact and job creation or retention estimates.**

This project will benefit our local community (and state) by supporting our provision of comprehensive program services to people with special need and disabilities, from birth to senior years. When families are in need of special supports and services for a loved one with a disability, they turn to The Kennedy Center. As reflected in our mission statement, we promote the empowerment of individuals with diverse abilities, disabilities and experiences toward optimal participation and inclusion in the community. Founded in 1951, The Kennedy Center, Inc. is a 501 (c) 3, non-profit community-based rehabilitation organization, and is considered one of the most comprehensive rehabilitation facilities in the State of Connecticut. Individuals with disabilities receive essential program services through our departments of Rehabilitation Services, Residential Services and Kennedy Industries.

The Kennedy Center served 2,371 individuals with disabilities in our last fiscal year. When added with our 751 employees, over 3,000 people utilize our facilities on a weekly basis. This number does not take into account other family members and various stakeholders who also regularly travel to our Trumbull locations. These individuals frequent local restaurants, gas stations and other businesses, which provide a significant financial boost to the Trumbull economy. In addition, 160 of our clients and 39 employees (along with their families) live in the Town of Trumbull. As a result, we have a sound request for STEAP assistance that will serve to meet the ever increasing demand for disability services in the Trumbull community and throughout the State. STEAP support will provide vital infrastructure support and ensure that our limited resources are being utilized most efficiently, while safeguarding the quality of care that we provide for people with various disabilities.

The Kennedy Center's Trumbull locations serve as the administrative, programming and transportation hubs of our organization that offers:

(i) **Rehabilitation Services:** individualized employment planning; career counseling; job development & community placement; working interviews and on-the-job training; recovery oriented employment planning & placement and peer mentoring supports; job club series; school-transition services including vocational exploration/training and community independence training; acquired brain injury support services including pre-vocational skill redevelopment; independent living skills training; and community reintegration.

(ii) **Residential Services:** individualized group home placement; independent living skills training; supported living services; a Caring for the Caregiver program; family support and respite services.

(iii) **Kennedy Industries:** specialized job training in our consumer staffed businesses such as "Stamps and Stuff" Mailing Services, "Frameworks" Picture Framing, "Kenn Kleen" Cleaning Service, "Soups and Such" Catering and "Cutting Edge" Lawn Services. Additionally, Kennedy Industries provides program services through Mobility Services, Art Therapy, Senior Options, Children's Services, Alzheimer's Supports, Community Experience Programs, Therapeutic Recreation, Transportation, Supported Employment, Behavioral & Health Services and Strengthening Families projects.

#### 4. Is the proposed project consistent with the State Plan of Conservation and Development?

Yes, in accordance with Growth Management Principles of the Conservation & Development Policies, this project will benefit the community as follows:

##### **Growth Management Principle # 1- Redevelop and Revitalize Regional Centers, and Areas with Existing or Currently Planned Physical Infrastructure**

- Ensure the safety and integrity of existing infrastructure over its useful life through the timely budgeting for maintenance, repairs and necessary upgrades.

This project will revitalize an existing infrastructure that currently serves 2,371 individuals with disabilities throughout the State of Connecticut. It does not impact conservation areas of the State's natural resources. Most importantly, it will eliminate parking lot/sidewalk erosions that are hazardous for individuals with disabilities to traverse, especially in severe weather conditions. This project will provide crucial upgrades to The Kennedy Center's parking lots that have exceeded their useful life, while promoting the development and continued use of an existing facility. Additionally, it will provide key infrastructure repairs for a large nonprofit organization that has been compelled to continuously defer infrastructure repairs in order to maintain essential program services.

##### **Growth Management Principle # 3- Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to support the viability of Transportation Options.**

- Promote compact, pedestrian-oriented mixed-use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers.
- Improve transit service and linkages to attract more customers through better integration of all transportation options and advances in technology, while providing convenience, reliability, safety and competitive modal choices.

This project is located adjacent to the Greater Bridgeport Transit District bus line (Route 6) that is utilized by many Kennedy Center clients and employees. It will serve in the development of viable locations in our local transportation corridors. Furthermore, it will serve to improve transit services by supporting a safe and practical public transportation choice for the organization's 2,371 clients and 751 employees.

The Kennedy Center, Inc. provides a statewide Travel Training/Mobility program, for people with disabilities, seniors and veterans. Travel Training helps these individuals to safely access the local bus and rail system for their transportation needs. Additionally, The Kennedy Center's transportation hub, located at 39 Lindeman Drive, serves as many as 256 individuals daily, and supports the practicality of transportation options for people throughout the state. This demand-response transportation saves money for the State of Connecticut and the individuals with disabilities that we serve.

##### **Growth Management Principle # 6- Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis.**

- Encourage regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address the priorities of each region.

## STEAP Continuation Sheet 2014

The Kennedy Center's Mobility program staff are key participants in a new Accessible Transportation Coalition Initiative that aims to raise awareness about transit options for residents and students, including those with special needs, who are beginning a transition to college, jobs or independent living. Informational workshops, student surveys and educational resources about public transit are among the coalition's initiative to promote access to transportation in the region. This coalition team of transit, human services and education representatives formed two years ago, after LEARN (a regional education agency) received a grant to improve transportation for students with special needs. The grant is from Easter Seals that offers services for children and adults with disabilities.

The Kennedy Center has partnered with several Regional Planning Agencies (RPA) including, but not limited to, the South Western Regional Planning agency, (SWRPA) and the Greater Bridgeport Regional Council (GBRC). The Kennedy Center's Mobility Service Director, Jonathan Rubell is the elected Chair of Connecticut's only statewide public transportation advocacy group, the Connecticut Association for Community Transportation (CACT). Additionally, The Kennedy Center's bus network provides transportation services that achieve cost efficiencies by serving a broad geographical area, thereby reducing redundancies in services by smaller agencies that also support the state's disabilities population.

## STEAP Continuation Sheet 2014

**10. Describe the environmental and social impacts to the proposed project. For example, impacts related to traffic, floodplains natural resources/wetlands, endangered species, archeological resources, historical structure, neighborhoods, utilities, parks, cemeteries etc. (If necessary, attach response in a separate document.)**

Social impacts: Funding for this construction project enables The Kennedy Center to use existing resources for critical programming. In turn, it assures the continued well-being and safety of individuals with disabilities, their families and our staff. A large part of Connecticut depends on The Kennedy Center's provision of community-based rehabilitation services to individuals with disabilities from throughout the state (91 communities). We provide crucial vocational, residential, educational, therapeutic, social/recreational services that ensure the best quality of life for the populations we serve. We are also a major employer in Fairfield and New Haven Counties. Without The Kennedy Center, individuals with disabilities would have to travel further to receive services and in some cases, would not receive services at all. Furthermore, the distance that individuals with disabilities would be forced to travel could potentially increase highway traffic and increase fuel usage throughout the state.

The Kennedy Center is one of the most comprehensive rehabilitation facilities in the State of Connecticut. This construction project will ensure safer access into The Kennedy Center's primary facilities for nearly 2,400 individuals with various disabilities. In effect, this project will repair overdue infrastructure maintenance that has been deferred, in large part due to long-term cuts in State funding for nonprofit human service providers.

No. map

**Edward Lavernoich**

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**From:** Krzysztof Zera <zeranator@gmail.com>  
**Sent:** Thursday, July 31, 2014 10:08 AM  
**To:** Edward Lavernoich

Krzysztof Zera  
660 Booth Hill Road  
Trumbull, CT 06611  
203-521-1837

Dear First Selectman Timothy M. Herbst,

I am the owner of the property at 225 Booth Hill Road. I would like to donate the property to the Town of Trumbull.

Please let me know what would be my next step if the town is interested in this donation.

Sincerely,  
Krzysztof Zera

INLAND WETLANDS AND WATERCOURSES COMMISSION

**Town of Trumbull**

CONNECTICUT

TOWN HALL  
452-5046



5866 MAIN STREET  
TRUMBULL, CONN. 06611

February 5, 2009

Certified Mail

Mr. Krzystof Zera  
660 Booth Hill Road  
Trumbull, CT 06611

**RE: Application #08-35**

Dear Mr. Zera:

The subject application, at a hearing held on February 3, 2009, was reviewed by the Inland Wetland and Watercourse Commission to construct a dwelling and filling in a regulated area at 225 Booth Hill Road.

In accordance with the regulations of the Inland Wetland and Watercourse Commission, the Commission voted to **DENY** Application 08-35 as submitted for the following reasons:

- the plan has too much impact to wetlands;
- the lot itself is a viable wetland and is used as a basin to collect stormwater that discharges onto the property;
- applicant did not adequately prepare and present a properly designed site plan from a professional engineer;
- the plan did not address maintenance and monitoring the water flow after the house is built;
- inadequate mitigation plan;
- elevations of the house and ground water dewatering system and discharge were not included in the plans.

Said action has been fixed to become effective on February 23, 2009, and a copy thereof has been filed and recorded in the Office of the Town Clerk.

Inland Wetlands and Watercourses Commission

*Richard H. Girouard, Sr.*

Richard H. Girouard, Sr., Chairman  
RHG/j

cc: Town Clerk    Town Engineer    Building Department    Planning & Zoning