Planning and Zoning Department
Telephone (203) 452-5044
Fax (203) 452-5169

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING COMMISSION

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: REGULAR MEETING – **WEDNESDAY, MARCH 18, 2026**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, March 18, 2026, at 7:30 p.m. in the Council Chambers of Trumbull Town Hall.

AGENDA

PUBLIC HEARING
7:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **Text Amendment:** Applicant, 211 Teller RD LLC, is requesting to modify Trumbull Zoning Regulations by creating Article II, Section 2.9: Active Adult Community Zone. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-03** ***Continued from February 18, 2026***

2. **Text Amendment:** Applicant, CT Trumbull Village, LLC, is requesting to modify Trumbull Zoning Regulations by revising Article II, Section 2.7: Village Residence District. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-05**

3. **870 Daniels Farm Road:** Applicant, Goutham Manghnani, is requesting a Special Permit to construct an addition for an enclosed connector between the existing dwelling and the detached garage, to establish a 374 sq. ft. studio Accessory Apartment above the garage in a Residence AA zone pursuant to Article II, Section 1.3.2.7 of the Town of Trumbull Zoning Regulations. **File #26-09**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the February 18, 2026, Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 12th day of March 2026.
By: Abigail Farrell, Clerk

Plans for the above applications are on file for public inspection in the office of the Planning and Zoning Commission and online on the Town of Trumbull website.

COMMISSION MEMBERS: PLEASE NOTIFY Abigail Farrell, Clerk, AT 203-452-5044 or afarrell@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

Town of Trumbull
CONNECTICUT

Planning and Zoning
Department
Telephone (203) 452-5044
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5866 Main Street
Trumbull, Connecticut 06611

PLANNING AND ZONING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT FOR ACCESSORY APARTMENT

Property located in:
- ☐ **Residence Zone A**
- ☒ **Residence Zone AA**
- ☐ **Residence Zone AAA**

Applicant: Goutham Manghnani

Address of Applicant: 870 Daniles Farm Rd, Trumbull, CT 06611

Telephone Number: Day [redacted] Evening

Email Address: [redacted]

Location of Premises: 870 Daniels Farm Rd, Trumbull, CT 06611

Assessor's Map No.: G/04 Parcel No.: 00043 Lot No.: 000

Trumbull Land Records: Volume: 1920 Page: 0026

Owner of Record: Goutham Manghnani

Address of Owner of Record: 870 Daniels Farm Rd, Trumbull, CT 06611

Description of Proposed Request, including specific use to be conducted:

Application for Special Permit for an accessory apartment located within the second floor of the detached garage structure. The proposal includes an enclosed connector between the existing house and garage. The accessory apartment consists of a living area, kitchen and bathroom and complies with the 30% maximum floor area requirement per zoning regulations. No expansion of the principal dwelling footprint is proposed for the apartment.

State if any Wetlands are located on the property ☐ YES ☒ NO

(If yes, then review is required by Inlands Wetlands)

Signature of Applicant: GOUTHAM MANGHNANI

Signature of Owner of Record: GOUTHAM MANGHNANI

A FEE IN ACCORDANCE WITH APPROVED FEE SCHEDULE MUST ACCOMPANY THIS APPLICATION. Make check payable to TOWN OF TRUMBULL.

FOR OFFICE USE ONLY

Date Application and Fee Received: By:

Date of Public Hearing: Date Action Taken:

List of Abutters Submitted:

SPECIAL PERMIT APPLICATION FOR ACCESSORY APARTMENT CHECK LIST

ACCESSORY APARTMENT REQUIREMENTS:

☐ NUMBER OF BEDROOMS 1

☐ MINIMUM - 300 SQUARE FEET

404 TOTAL APARTMENT SQ. FT.

☐ TOTAL FLOOR AREA (MAIN RESIDENCE AND APARTMENT) (REFER TO FIELD CARD FOR CURRENT SQ. FT. OF HOUSE)

1821 TOTAL SQ. FT.

EXAMPLE:

TOTAL FLOOR AREA OF MAIN HOUSE	2,000 sq. ft.
TOTAL FLOOR AREA OF PROPOSED APARTMENT	500 sq. ft.
TOTAL AREA IN SQ. FT.	2,500 sq. ft.
MAXIMUM APARTMENT – 30% OF TOTAL FLOOR AREA	750 sq. ft.

APARTMENT LIVING AREA CANNOT EXCEED 750 SQ. FT. (30% OF TOTAL FLOOR AREA.)

☐ SINGLE FAMILY HOME APPEARANCE

☐ FOUR (4) OFF-STREET PARKING SPACES

☐ APPROVAL OF HEALTH DISTRICT (SEPTIC)/SEWER AUTHORITY

SPECIAL PERMIT APPLICATION REQUIREMENTS:

☐ SPECIAL PERMIT APPLICATION – COMPLETE **WITH SIGNATURES**
ASSESSORS MAP, PARCEL, LOT NUMBER - CAN BE OBTAINED IN TAX ASSESSORS OFFICE

☐ COPY OF OWNERS DEED (TOWN CLERK)

☐ COPY OF FIELD CARD (TAX ASSESSOR)

☐ NOTARIZED OWNER/OCCUPANT AFFIDAVIT

☐ **12** COPIES OF SITE PLAN WITH BLOCK SHOWING PROPOSED VS. MINIMUM LOT AND BUILDING REQUIREMENTS.

☐ FLOOR PLAN OF HOUSE AND APARTMENT (1"=4')

☐ ARCHITECTURAL DRAWINGS - REQUIRED FOR EXPANSION OF EXISTING STRUCTURE

☐ DIGITAL COPY OF ENTIRE APPLICATION (FLASH DRIVE OR CD)

☐ ONE COPY OF NOTIFICATION OF APPLICATION LETTER TO PROPERTY OWNERS WITHIN 150 FEET
LETTERS SHALL BE POSTMARKED **NOT LESS THAN TWELVE (12) DAYS NOR MORE THAN FIFTEEN (15) DAYS** PRIOR TO SCHEDULED PUBLIC HEARING DATE.

☐ NEIGHBORS MAILING LIST

☐ CERTIFICATE OF MAILING – FILED NOT LESS THAN **FIVE (5) DAYS** PRIOR TO HEARING

☐ APPLICATION FEE = $ 260.00

Property Location 870 DANIELS FARM ROAD | Map ID G/04 / 00043/ 000/ | Parcel Name | State Use 107
Vision ID 4519 | Account # 00497800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/17/2026 8:55:59 AM

CURRENT OWNER

MANGHNANI GOUTHAM

870 DANIELS FARM ROAD

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00497800	Dev Lot:	LOT
Census Tr	0907	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	C2
Voting Dist		CB Letter:	X
	2026 Data Mailer Returned		
GIS ID	00497800	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	204,000	142,800
RES EXCES	1-2	200	140
DWELLING	1-3	195,000	136,500
	Total	399,200	279,440

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANGHNANI GOUTHAM	1920	0026	12-01-2023	Q	I	625,000	00
GRANT MICHAEL T & JOHANNA	1017	0314	08-04-1999	Q	I	215,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	142,800	2024	1-1	142,800	2023	1-1	142,800
	1-2	140		1-2	140		1-2	140
	1-3	136,500		1-3	136,500		1-3	136,500
	Total	279,440		Total	279,440		Total	279,440

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
3				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	195,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	204,200
Special Land Value	0
Total Appraised Parcel Value	399,200
Valuation Method	C
Total Appraised Parcel Value	399,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
SOLB-25-18	02-25-2025	SP		10,567		100		SOLAR INSTALLATION OF 12
BLDG-R-20	07-05-2022	BP	Building Permi	4,910		100		INSTALL WOOD STEPS AND
AD3152058	03-19-2015	AD	Addition	64,000	12-03-2015	100	07-23-2015	CREATE INLAW BY DORMER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
02-09-2023	MVS			50	Permit Check
12-03-2015	PG	2	5	53	Permit - Measured&Inspect
08-12-2015	PG	6	1	61	Data Mailer Return
08-02-2005	RM			10	Measu/LtrSnt-Letter Sent n
06-27-2005	HH	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	107	SFR w/Accessor	AA			1.000	AC	182,160.00	1.00000	4	1.00	310	1.120			1.0000	204,019.2	204,000
1	101	Single Family Re	AA			0.010	AC	20,000.00	1.00000	0	1.00	310	1.120			1.0000	22,400	200
Total Card Land Units						1.01	AC	Parcel Total Land Area		1.01							Total Land Value	204,200

Property Location 870 DANIELS FARM ROAD | Map ID G/04 / 00043/ 000/ | Bldg Name | State Use 107
Vision ID 4519 | Account # 00497800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 2/17/2026 8:56:00 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	Cape Cod
Model	01	Residential
Grade:	11	C+2
Stories:	1.5	1 1/2 Stories
Occupancy	2	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover	14	Carpet
Heat Fuel	02	Oil
Heat Type:	04	Forced Air
AC Type:	03	Central
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	2	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

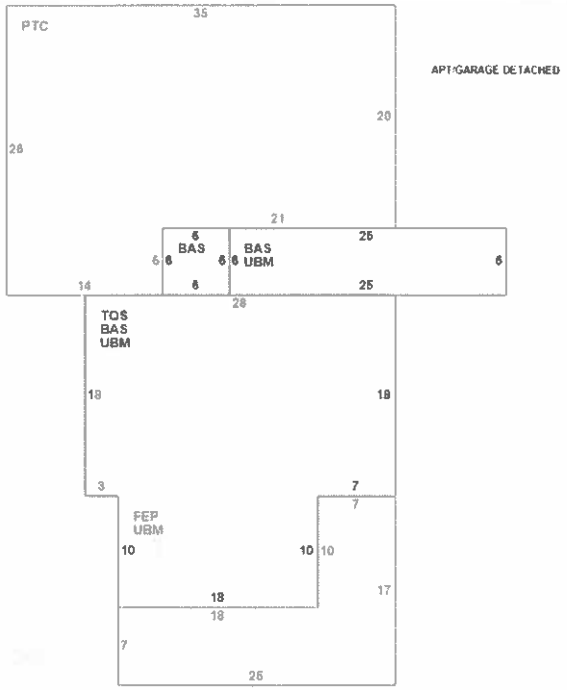
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	231,965
Year Built	1916
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	160,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	870	870	870		0
FEP	Enclosed Porch	0	245	159		0
PTC	Concrete Patio	0	784	78		0
TQS	Three Quarter Story	547	684	547		0
UBM	Unfinished Basement	0	1,079	216		0
	Ttl Gross Liv / Lease Area	1,417	3,662	1,870		0



G04-43 05/05/2015

Property Location 870 DANIELS FARM ROAD | Map ID G/04 / 00043/ 000/ | Parcel Name | State Use 107
Vision ID 4519 | Account # 00497800 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 2/17/2026 8:56:01 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MANGHNANI GOUTHAM				
870 DANIELS FARM ROAD				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00497800	Dev Lot:	LOT
Census Tr	0907	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	C2
Voting Dist		CB Letter:	X
	2026 Data Mailer Returned		
GIS ID	00497800	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	204,000	142,800
RES EXCES	1-2	200	140
DWELLING	1-3	195,000	136,500
	Total	399,200	279,440

6144

TRUMBULL, CT

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RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANGHNANI GOUTHAM	1920	0026	12-01-2023	Q	I	625,000	00
GRANT MICHAEL T & JOHANNA	1017	0314	08-04-1999	Q	I	215,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	142,800	2024	1-1	142,800	2023	1-1	142,800
	1-2	140		1-2	140		1-2	140
	1-3	136,500		1-3	136,500		1-3	136,500
	Total	279,440		Total	279,440		Total	279,440

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
3				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	195,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	204,200
Special Land Value	0
Total Appraised Parcel Value	399,200
Valuation Method	C
Total Appraised Parcel Value	399,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
2	107	SFR w/Accessor					SF		0.00000		1.00		1.000			0.0000		0

Total Card Land Units 0.00 SF | Parcel Total Land Area 1.01 | Total Land Value 0

Property Location 870 DANIELS FARM ROAD | Map ID G/04 / 00043/ 000/ | Bldg Name | State Use 107
Vision ID 4519 | Account # 00497800 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 2/17/2026 8:56:01 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	17	Apt/Res Garage
Model	01	Residential
Grade:	11	C+2
Stories:	1.75	1 3/4 Stories
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	14	Carpet
Alt. Floor Cover		
Heat Fuel	04	Electric
Heat Type:	04	Forced Air
AC Type:	07	Mini Split
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	1 Full Bath
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:	1	1 Room
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	95,244
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	67
RCNLD	34,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
APQ	Apartment, 3/4 Story	458	572	458		0
UGR	Garage, Under	0	572	172		0
	Ttl Gross Liv / Lease Area	458	1,144	630		0

2792

VOL 1920 PAGE 0026

Doc ID: 005843760003 Type: LAN
Book 1920 Page 26 - 28
File# 2792

Record and Return to:
Steven J. Colon, Esq.
2861 Bruckner Blvd, Suite 2
Bronx, NY 10465

WARRANTY DEED
STATUTORY FORM

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT: **MICHAEL T. GRANT AND JOHANNA GRANT** (Grantor), for consideration of **SIX HUNDRED TWENTY FIVE THOUSAND ($625,000.00) DOLLARS**, grants to **GOUTHAM MANGHNANI, with WARRANTY COVENANTS**, all that certain real property known as **870 DANIELS FARM ROAD, TRUMBULL, CT 06611**, being more particularly described in **Schedule A** attached hereto and made a part hereof.

Said premises are conveyed subject to:

1. Any and all provisions of municipal ordinance or regulation, any federal state, or local law, including but not limited to, the provisions of any zoning, building, planning or inland wetland rules and regulations governing the subject property.

2. Real Estate Taxes due to the Town of Trumbull becoming due and payable after the date hereof which the Grantee, by acceptance of the Deed, assumes and agrees to pay.

3. Sewer Use Charges due to the Town of Trumbull coming due and payable after the date hereof which the Grantee, by acceptance of the Deed, assumes and agrees to pay.

4. Any assessments or pending assessments for which a lien or liens have not as of yet been filed.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

4,687.50 Conveyance Tax Received 1,562.50
Mary Markham
State Town Clerk of Trumbull Town

VOL 1920 PAGE 0027

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 20th day of NOVEMBER, 2023.

Signed, sealed and delivered in the presence of or attested by:

Witness- Fern Di Maio

MICHAEL T. GRANT

Witness- Nancy Matosian

JOHANNA GRANT

STATE OF CONNECTICUT)
) ss: Trumbull
COUNTY OF FAIRFIELD)

Personally appeared **MICHAEL T. GRANT AND JOHANNA GRANT,** signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing instrument was acknowledged before me this 20 day of NOVEMBER, 2023.

Notary Public

Fern Di Maio
Notary Public, State of Connecticut
My Commission Expires January 31, 2027

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SCHEDULE A, PROPERTY DESCRIPTION

All that certain piece or parcel of land, together with the buildings and improvements thereon standing, situated in the Town of Trumbull, County of Fairfield and State of Connecticut, and bounded and described as follows:

Commencing at a point where the northerly boundary line of land formerly of Harold B. and Lee Cameron now of Chris Bargas meets the easterly street line of Daniels Farm Road; thence northerly along Daniels Farm Road for a distance of 220.44 feet; thence easterly at an interior angle of 93 31' 50" for a distance of 200 feet; thence southerly at an interior angle of 86 28' 10" for a distance of 217.6 feet; thence westerly at an interior angle of 94 20' 40" for a distance of 200.19 feet to the point and place of beginning where the same makes an interior angle of 85 39' 20" with the westerly boundary along Daniels Farm Road.

Further bounded and described as follows:

NORTHERLY:	along land now or formerly of Santos, 200 feet;
EASTERLY:	along land now or formerly of Chris Bargas, 217.6 feet;
SOUTHERLY:	along land now or formerly of Chris Bargas, 200.19 feet;
WESTERLY:	along Daniels Farm Road, 220.44 feet.

TOWN CLERK OFFICE, TRUMBULL, CT
RECEIVED FOR RECORD 12/1/23
AT 2:31 P.M. ATTEST Sandra M. Malecki, Asst.
TOWN CLERK

Parcel ID: G4-23
MONTALEZA WELLINGTON O CHUCHUCA
855 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-44
STEWART VICTOR & ANNMARIE
860 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-24
WILSON SEAN & PETRA
865 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-25
LUKASZEWSKI EDWARD W & CECELIA D
875 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-43
MANGHNANI GOUTHAM
870 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-76
PHILLIPS JENNIFER
9 JOG HILL ROAD
TRUMBULL,CT 06611

Parcel ID: G4-75
BETTINCOURT JAMES F JR &
YU AUDREY
15 JOG HILL ROAD
TRUMBULL,CT 06611

Parcel ID: G4-74
ABORN CHRISTOPHER M &
SANTELLA BRITTANY L
21 JOG HILL ROAD
TRUMBULL,CT 06611

Parcel ID: G4-42
CHAPPARO MARIA LORENA
890 DANIELS FARM ROAD
TRUMBULL,CT 06611

Parcel ID: G4-18
KEKLIK JOSETTE &
TSINGERLIOTIS ANTHONY
6 MOHAWK DR
TRUMBULL,CT 06611

Parcel ID: G4-169
FARHAN SYED & RIZVI IQBAL &
FARHAN MARIAM
902 DANIELS FARM ROAD
TRUMBULL,CT 06611

RECEIVED
FEB 12 2026
By: DH
TAX ASSESSOR
TOWN OF TRUMBULL

ZONING LOCATION SURVEY

OF PROPERTY KNOWN AS

#870 DANIELS FARM ROAD

TRUMBULL, CONNECTICUT

PREPARED FOR

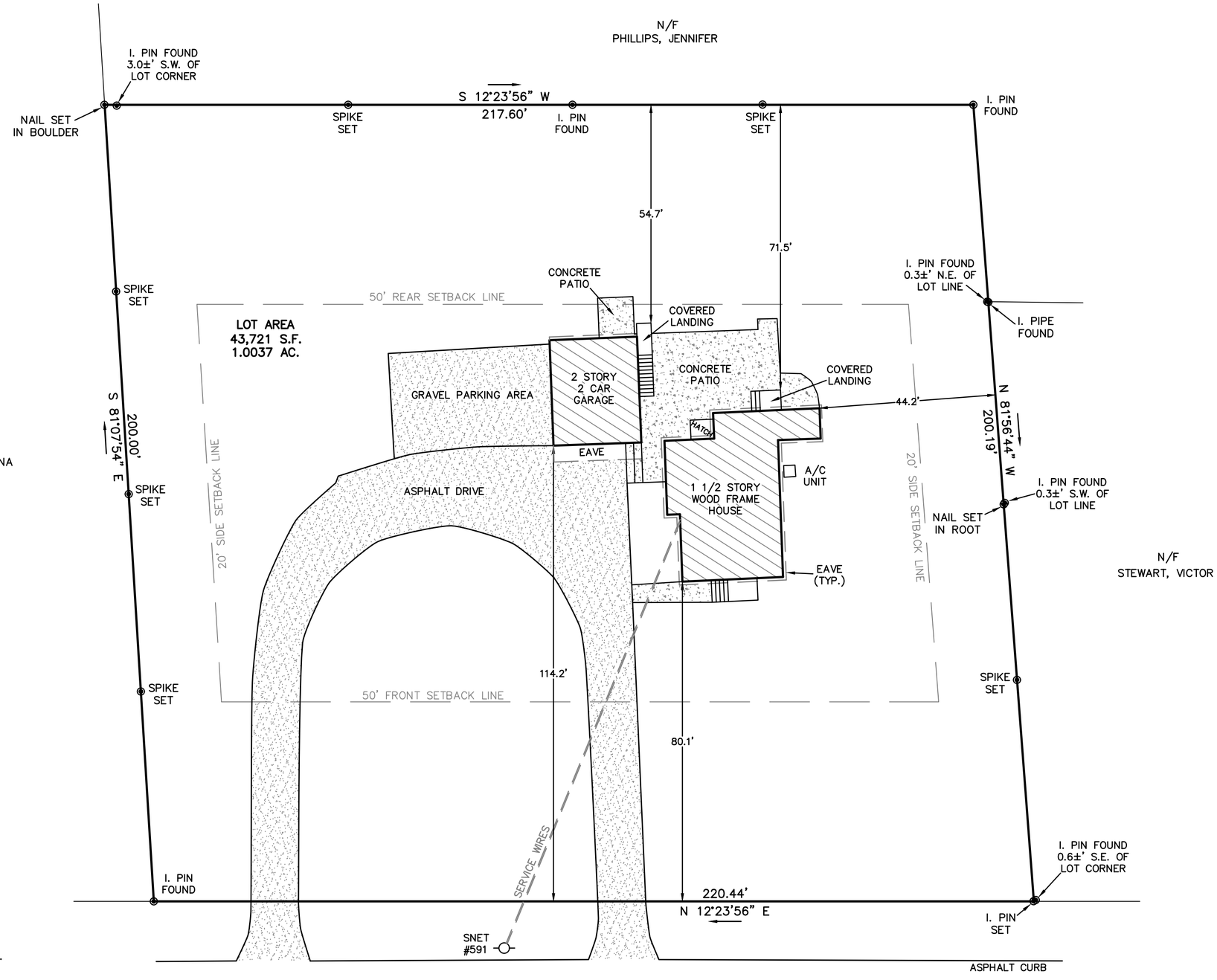
GOUTHAM MANGHNANI

SCALE: 1"=20' DATE: MARCH 8, 2024

BY DAVID E. WILSON L.S.

0' 20' 40' 60'

MAP #2930



DANIELS FARM ROAD

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. SURVEY TYPE: "ZONING LOCATION SURVEY". SURVEY CLASS: "A–2". BOUNDARY DETERMINATION CATEGORY: "DEPENDENT RESURVEY".
3. THE PROPERTY IS TAX ASSESSOR'S LOT 43, TAX MAP G–04.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE PROPERTY RELATIVE TO APPLICABLE ZONING REQUIREMENTS.
5. REFERENCE IS MADE TO THE FOLLOWING DOCUMENTS ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE: MAPS #2930 & 1144 AND VOLUME 1920, PAGE 26.
6. DISTANCES SHOWN +/– FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
7. THE PROPERTY IS LOCATED IN RESIDENCE "AA" ZONE.
8. ALL BUILDINGS ARE MORE THAN 3 YEARS OLD.
9. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
10. THE CERTIFICATION SHOWN RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS IN THE TITLE BLOCK. CERTIFICATION IS NOT TRANSFERABLE.
11. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND THIS MAP IS NOT TO BE USED TO DETERMINE THE LOCATION OF SUCH.
12. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND AS DEFINED BY CONNECTICUT STATE STATUTES SECTIONS 8–18 THROUGH 8–29.

ZONE AA	MINIMUM LOT SIZE (sq. ft.)	MINIMUM ROAD FRONTAGE	MINIMUM FLOOR AREA SQUARE FEET 1 1/2 STORY	MAXIMUM BUILDING HEIGHT	MINIMUM YARDS FRONT	SIDE	REAR	MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA RATIO
REQUIRED/ ALLOWED	43,560	150'	1000 1ST FLOOR 800 2CD FLOOR	40'	50'	20'	50'	*4.6%	.29 PRINCIPLE BUILDING
EXISTING	43,721	220.4±'	1000 1ST FLOOR 800 2CD FLOOR	22.0±'	80.1±'	44.2±'	71.5±'		.07 PRINCIPLE BUILDING & GARAGE
PROPOSED									
AS–BUILT									

*INCLUDES GARAGE, COVERED LANDINGS AND EAVES.
*TOTAL FLOOR AREA OF GARAGE ALONE = 1,193 S.F.

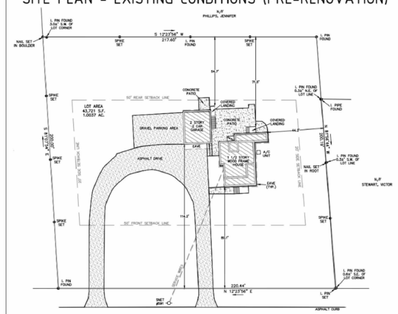
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

DAVID E. WILSON, LAND SURVEYOR, STRATFORD, CT. LICENSE#: LSX.70130

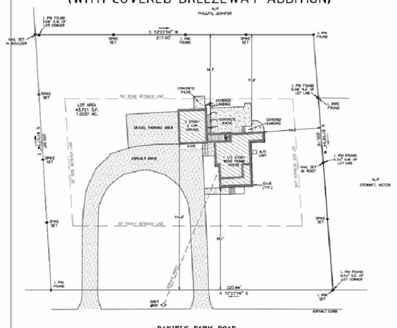
24007.DWG

MAP #2930

SITE PLAN - EXISTING CONDITIONS (PRE-RENOVATION)



SITE PLAN - PROPOSED CONDITIONS
(WITH COVERED BREEZEWAY ADDITION)



This survey depicts a proposed connector between the existing house and garage for zoning and permit review purposes



1 South Facade (Existing)
3/32" = 1'-0"



2 New Construction South Facade
3/32" = 1'-0"



7 East Garage Facade (Existing)
3/32" = 1'-0"



8 East Garage Facade (New)
3/32" = 1'-0"



6 Existing North Facade
3/32" = 1'-0"



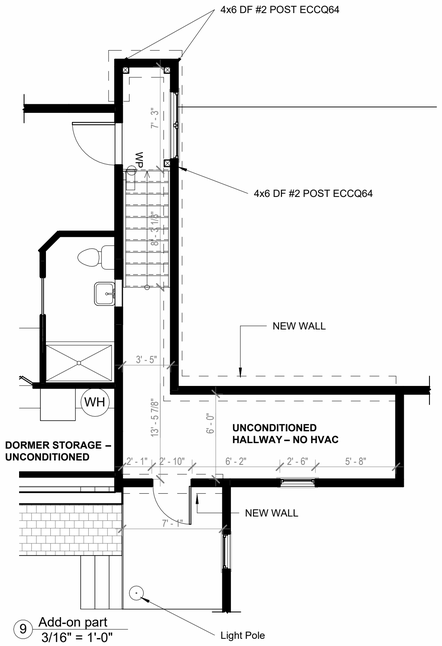
5 New Construction North Facade
3/32" = 1'-0"



3 Existing West Facade
3/32" = 1'-0"



4 New Construction West Facade
3/32" = 1'-0"



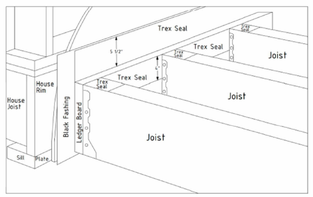
9 Add-on part
3/16" = 1'-0"

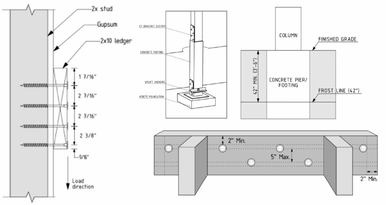
NOTES:
1. THE PURPOSE OF THIS DRAWING IS TO DEPICT EXISTING CONDITIONS AND THE PROPOSED CONNECTOR BETWEEN THE HOUSE AND GARAGE IN ACCORDANCE WITH APPLICABLE ZONING AND BUILDING REQUIREMENTS.
2. THE PROPERTY IS LOCATED IN RESIDENCE "AA" ZONE.
3. ALL WORK SHALL COMPLY WITH THE CONNECTICUT STATE 3. ALL WORK SHALL COMPLY WITH THE CONNECTICUT STATE BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
5. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH EXISTING STRUCTURES.
7. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.
8. THE PROPOSED CONNECTOR SHALL MATCH THE EXISTING HOUSE IN MATERIALS AND ARCHITECTURAL APPEARANCE.
9. DIMENSIONED SETBACKS FROM THE PROPOSED CANOPY TO 9. DIMENSIONED SETBACKS FROM THE PROPOSED CANOPY TO PROPERTY LINES: 54.7 FEET. EXISTING SETBACK DISTANCES TO ALL PROPERTY LINES SHALL REMAIN UNCHANGED. 10. EXISTING BUILDING AREA = 1,796.62 SQUARE FEET.
PROPOSED BUILDING AREA = 1,945.71 SQUARE FEET (INCL. CAN

11. GROUND SNOW LOAD, PG = 30 PSF
DESIGN WIND SPEEDS:
• ULTIMATE DESIGN WIND SPEED 120 MPH
• NOMINAL DESIGN WIND SPEED 93 MPH
HURRICANE-PRONE REGION: YES
12. PIER DEPTH / FROST DEPTH IN FOUNDATION DETAILS: 3.5 FEET.
13. THE PROPOSED CANOPY, AS WELL AS THE EXISTING WALLS 13. THE PROPOSED CANOPY, AS WELL AS THE EXISTING WALLS SEPARATING THE GARAGE FROM THE EXISTING LIVING SPACE, ARE MADE OF MATERIALS WITH A MINIMUM FIRE-RESISTANCE RATING OF 1 HOUR, IN ACCORDANCE WITH IRC SECTION R302.5.
CABLES AND PIPES PASSING THROUGH THESE WALLS ARE SEALED AND HAVE SPECIAL FIRE-RESISTANT COATINGS. THE VENTILATION DUCTS IN THE GARAGE ARE NOT CONNECTED TO THE LIVING SPACES. SPACES.
THE GARAGE CEILING IS MADE OF FIRE-RESISTANT MATERIALS WITH A FIRE-RESISTANCE RATING OF AT LEAST 1 HOUR. THERE IS NO DIRECT ACCESS FROM THE GARAGE TO THE LIVING PART OF THE HOUSE; THE GARAGE IS ISOLATED FROM THE LIVING AREA.
WHEN CONSTRUCTING THE CANOPY BETWEEN THE GARAGE AND THE
HOUSE, NO HABITABLE SPACE IS ADDED, AND THE GARAGE REMAINS ISOLATED FROM THE LIVING AREA OF THE HOUSE. THE EXISTING FIRE SEPARATION IS MAINTAINED.

OST — Structural Wood Post DF #1 / DF #2 — Douglas Fir Lumber Grade CCQ / ECCQ — Concealed Post Cap Connector BM — Beam
Provide 6x6 Douglas Fir No.1 structural wood posts connected to supporting beams with Simpson Strong-Tie CCQ66 concealed post cap connectors unless noted otherwise. Alternate posts shall be 4x6 Douglas Fir No.2 with ECCQ66A connectors. Install per manufacturer's instructions and applicable Connecticut State Building Code

WITH UPPER COLUMNS SIZED AT 5" × 5", LOWER COLUMNS AT 5 7/8" × 5 7/8", AND A ROOF WIDTH RANGING FROM ABOUT 3'-9" TO 5'-5", THE CONNECTOR IS DESIGNED AS A STRUCTURAL COVERED PASSAGE. THE VERTICAL SUPPORTS ARE EXECUTED IN ENGINEERED TIMBER, TYPICALLY GLULAM OR CERTIFIED STRUCTURAL POSTS MADE OF DOUGLAS FIR OR SOUTHERN YELLOW PINE, INSTALLED ON INDIVIDUAL CONCRETE PIERS BELOW
THE FROST LINE AND ANCHORED WITH GALVANIZED STEEL POST BASES. THE ROOF STRUCTURE IS CARRIED BY A GLULAM OR BUILT-UP BEAM (DOUBLE OR TRIPLE 2X10 OR 2X12), WITH RAFTERS FRAMED IN 2X8 OR 2X10 LUMBER, SHEATHED IN OSB AND FINISHED WITH THE SAME ROOFING MATERIAL AS THE HOUSE. CONNECTIONS TO THE HOUSE AND GARAGE ARE MADE WITH LEDGER BOARDS AND FULLY FLASHED, CODE-COMPLIANT DETAIL





ROOF FRAMING NOTE:
1. USE H-1 CLIP AT EACH TRUSS/RAFTER TO TOP PLATE CONNECTION.
2. SOLID BLOCK BETWEEN EACH TRUSS/RAFTER W/ 10d AT 6" O.C. E.N. AND PROVIDE VENTED EAVE BLOCKS AT EVERY THIRD TRUSS/RAFTER IF APPLIES.
3. ROOF SHEATHING TO BE 19/32" CDX OR OSB ROOF PLY 3. ROOF SHEATHING TO BE 19/32" CDX OR OSB ROOF PLY - INDEX #32/16 W/ 10d @ 6-6-12 NAILING. CASE 1 LAYOUT.
4. ALL ROOF SHEATHING TO BE POLAR PLY OR EQUAL RADIANT SHEATHING.
5. PROVIDE FLASHING AND COUNTER FLASHINGS @ ROOF TO WALL CONNECTIONS TO DIVERT RUNOFF.
6. PROVIDE APPROVED WATERPROOFING OVER ALL FLAT 6. PROVIDE APPROVED WATERPROOFING OVER ALL FLAT ROOF AREAS.
7. ALL EXPOSED EAVES TO HAVE EXTERIOR RATED PLY

CANOPY DOES NOT CREATE CONDITIONED SPACE.
COLLECT AND DISCHARGE ROOF RUNOFF AWAY FROM THE STRUCTURE IN ACCORDANCE WITH APPLICABLE CONNECTICUT STATE BUILDING CODE AND LOCAL DRAINAGE REQUIREMENTS.
CANOPY ROOF DRAINAGE SHALL BE PROVIDED BY CONTINUOUS EXTERIOR-RATED GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL DISCHARGE WATER AWAY FROM THE FOUNDATION. THE CANOPY ROOF SLOPE SHALL BE A MINIMUM OF 3:12 AND A
MAXIMUM OF 4:12 (APPROXIMATELY 14° TO 18.4°, OR 25% TO 33.3%) TO PROVIDE ADEQUATE WATER RUNOFF AND TO PREVENT
SNOW AND ICE ACCUMULATION.
GUTTERS AND DOWNSPOUTS BY CONTRACTOR. STRUCTURAL PLANS ARE LIMITED TO STRUCTURAL
REQUIREMENTS ONLY. WATERPROOFING, VENTILATION, AND DRAINAGE ARE BY CONTRACTOR.
ALL TOP PLATES TO HAVE 48" MIN.

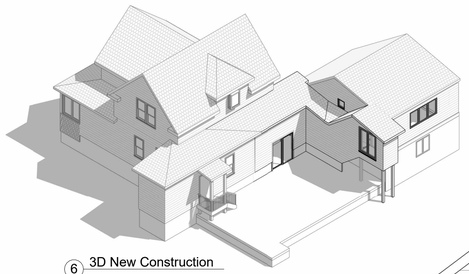
ZONE AA	MINIMUM LOT SIZE (sq. ft.)	MINIMUM ROAD FRONTAGE	MINIMUM FLOOR AREA SQUARE FEET 1 1/2 STORY	MAXIMUM BUILDING HEIGHT	MINIMUM YARDS FRONT	MINIMUM YARDS SIDE	MINIMUM YARDS REAR	MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA RATIO
REQUIRED / ALLOWED	43,56	150'	1000 1ST FLOOR 800 2CD FLOOR	40'	50'	20'	50'	*4.6%	.29 PRINCIPLE BUILDING
EXISTING	43,721	220.4±'	1000 1ST FLOOR 800 2CD FLOOR	22.0±'	80.1±'	44.2±'	71.5±'	4,10%	.07 PRINCIPLE BUILDING & GARAGE
PROPOSED	43,721			22.0±'	80.1±'	44.2±'	71.5±'	4,45%	
AS-BUILT	43,721			22.0±'	80.1±'	44.2±'	71.5±'	4,10%	

*INCLUDES GARAGE, COVERED LANDINGS AND EAVES.

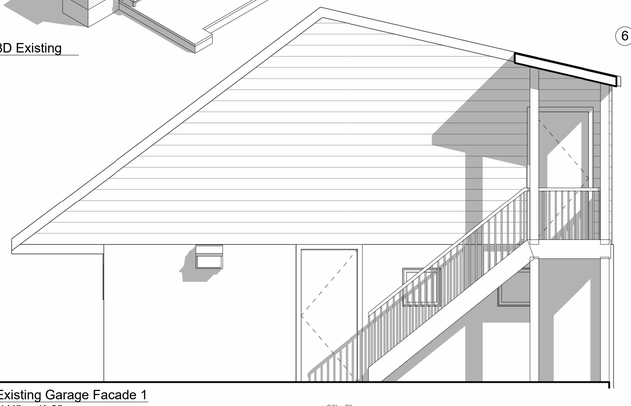
BY
AMENDMENTS
REV
DATE
SCALE
ADDRESS
870 DANIELS FARM ROAD, TRUMBULL, CT 06611



5 3D Existing



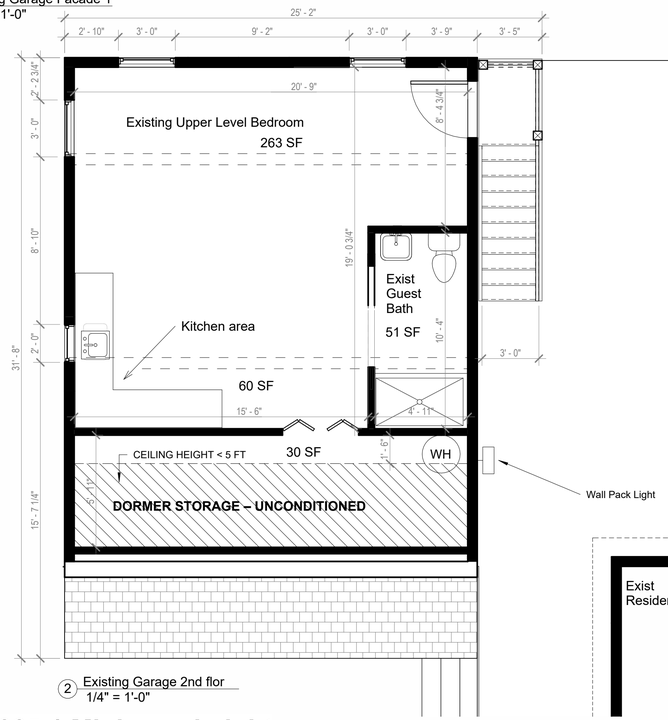
6 3D New Construction



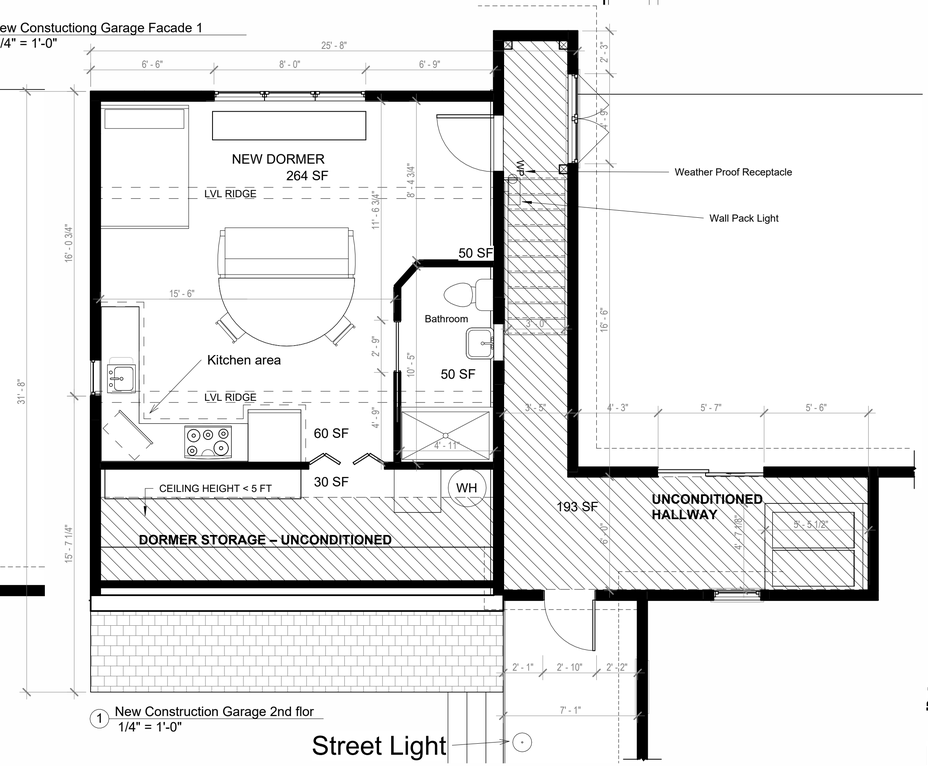
4 Existing Garage Facade 1
1/4" = 1'-0"



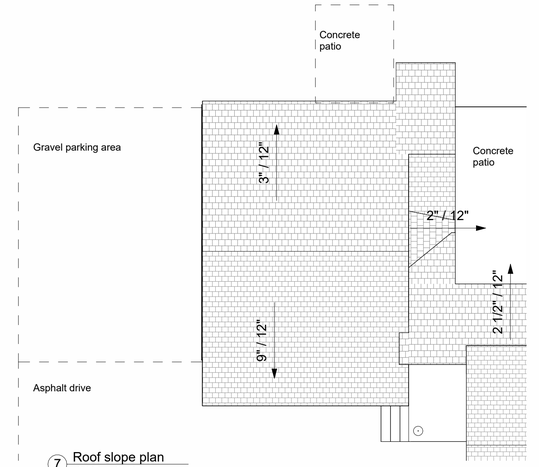
3 New Constuctiong Garage Facade 1
1/4" = 1'-0"



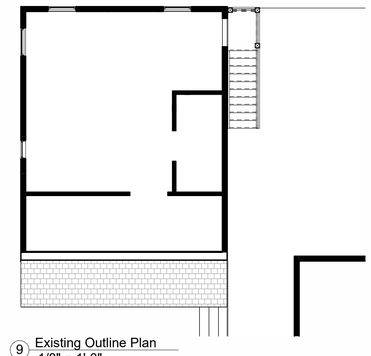
2 Existing Garage 2nd flor
1/4" = 1'-0"



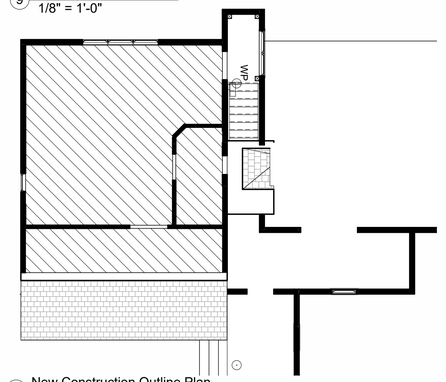
1 New Construction Garage 2nd flor
1/4" = 1'-0"



7 Roof slope plan
1/8" = 1'-0"



9 Existing Outline Plan
1/8" = 1'-0"



8 New Construction Outline Plan
1/8" = 1'-0"

R305.1 Minimum height

Habitable space, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Storage areas do not meet the minimum 7'-0" ceiling height required for habitable space per IRC R305.1 and are not considered habitable floor area

ZONING FLOOR AREA CALCULATION

Principal Dwelling GFA: 1,417 SF
30% Maximum Allowed: 425 SF
Proposed Accessory Apartment
(Living + Kitchen + Bath only): 374 SF
Excluded from GFA:
* Unconditioned Hallway – No HVAC
* Dormer Storage – Unconditioned
* Areas with ceiling height < 5'-0"

BY
AMENDMENTS
REV
DATE
SCALE
ADDRESS
870 DANIELS FARM ROAD,
TRUMBULL, CT 06611

MacDermid Reynolds & Glissman, P.C.

John W. Knuff
ATTORNEY AT LAW
jknuff@mrglaw.com
Tel 203.777.1001
Fax 860.547.1191

January 16, 2026

Fred Garrity, Jr., Chairman
Planning and Zoning Commission
Town of Trumbull
5866 Main Street, Second Floor
Trumbull, CT 06611

Re: Application for Text Amendment to Zoning Regulations
Proposed Active Adult Community Zone

Dear Chair Garrity and Members of the Planning and Zoning Commission:

Our firm represents Sam Devellis, (the "Applicant"), the owner of the property located at 211 Teller Road in Trumbull, Connecticut. The Applicant respectfully submits this application to amend the Town of Trumbull Zoning Regulations to establish a new floating zone vehicle known as the "Active Adult Community Zone" (AACZ). Enclosed please find a copy of the proposed text amendment language to establish a new Section 2.8 - Active Adult Community Zone.

The POCD 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, p. 62). The intent of the new proposed AACZ is to allow for the redevelopment of underutilized, existing undeveloped land in the Residence AA Zone with proximity to open space/recreational land. Such areas would be available for development with age-restricted housing that would diversify local housing stock by increasing options for residents 55 years and older, particularly those individuals with an interest in maintaining an active, outdoor lifestyle.

The proposed text amendment would advance several goals in the POCD, including providing "new housing opportunities for the elderly" (POCD, p. 61). Additional documents detailing the purpose and intent of the new proposed zone, as well as its consistency with the Comprehensive Plan and POCD will be submitted under separate cover no later than January 28, 2026.

We respectfully request that the enclosed materials be referred to the Regional Planning Agency for comment and that this item be placed on the agenda for consideration at the Planning and Zoning Commission's meeting on February 18, 2026.

Respectfully Submitted,



John W. Knuff, Esq.
Applicant's Attorney & Authorized Agent

2.8 Active Adult Community Zone

2.8.1 Purpose and Intent

A. It is the purpose and intent of this regulation to utilize a floating zone vehicle to authorize and promote the construction of alternative housing options for persons 55 years of age and older who remain active and desire an independent living environment.

B. Any Active Adult Community Zone (AACZ) constructed within the town shall be in full compliance with all of the requirements of this regulation, as well as all other applicable town ordinances and regulations except as provided for in these regulations.

C. An Active Adult Community Zone (AACZ) shall be deemed to mean a housing development in which one hundred (100%) percent of the multi-family dwelling units will be held or conveyed by deeds containing covenants or restrictions which shall require that such multi-family dwelling units be owned and occupied by at least one person who is fifty-five (55) years of age or older, provided, however, that the surviving spouse of a person who is fifty-five (55) years of age or older may remain in occupancy of such dwelling unit.

2.8.2 Location of Zone

An Active Adult Community Zone (AACZ) shall be located only in the Residence AA Zone and shall consist of at least six (6) contiguous acres. Such AACZ must be located within 500 feet, measured in a straight line ("as the crow flies"), from Old Mine Park and accessed exclusively from Teller Road. An AACZ shall not exceed fourteen (14) contiguous acres.

2.8.3 Permitted Uses

Permitted uses are those provided for in Residence Zones as set forth in Section 1 of Article II of these Regulations, and age-restricted multi-family dwellings.

2.8.4 Density

The maximum number of dwelling units shall be no greater than four (4) units per "buildable" acre. For purposes of this subsection, the term "buildable" is defined as the gross acreage of the subject parcel, minus seventy-five (75%) percent of all wetland areas as determined by a certified soil scientist and approved by the Inland Wetlands and Watercourses Commission.

2.8.5 Bulk (Building Standards)

Minimum Frontage	150’ Except that Minimum Road Frontage shall be 50 feet where the lot frontage of the subject lot is located solely on a cul-de-sac or dead-end street, or private street.
Maximum Building Height	40’
Front Setback	50’
Side	50’
Rear	50’
Maximum Lot Coverage	25%

Notwithstanding any other provision of these Regulations, parking and driveways in the AACZ shall be permitted within any minimum required yard.

2.8.6 Utility and Road Requirements

1. There shall be a storm drainage system which shall collect, carry off, and dispose of surface water run-off and shall be constructed to conform to all applicable town ordinances and regulations, specifically including Article I, Section 5.3 of these Regulations.
2. All utility facilities shall be placed underground, unless otherwise required by utility provider.
3. All common areas and elements are to be maintained by an association of homeowners in accordance with the Connecticut Common Interest Ownership Act.
4. All internal roads shall be private roads and not dedicated to the Town.

2.8.7 Landscaping

Land that is not covered with impervious surfaces, such as buildings, drives, parking areas, and walkways shall be suitably landscaped or retained in its natural state, with supplemental plantings as designated by the Commission. Landscaping shall be provided and approved by the Town Planner. Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Planner to make comments and recommendations. The recommended plan shall be presented to the Planning and

Zoning Office prior to the scheduled Public Hearing. The purpose of said landscaping shall be to enhance the appearance and natural beauty of the town and to protect and increase property values through preservation of existing vegetation and establishment of new screening and landscaping material, to moderate heat, noise, glare, and accumulation of dust, to shade, to provide privacy from noise and visual intrusion, to prevent the erosion of soil, excess water run-off of drainage water, to guide the safe circulation of traffic. All plantings shall be installed according to accepted horticultural methods. Said plan may include height and spacing arrangement as shall best be in keeping with the intent of these regulations. A bond, which shall insure completion of landscaping requirements, shall be submitted in a form satisfactory to the Commission.

2.8.8 Design Review

The applicant shall submit design standards in conformance with Section 2.8.12 of this Article.

2.8.9 Provisions for Vehicles

A minimum of one and one half (1.5) spaces per dwelling unit shall be provided; at least one-half of the number of required spaces shall be garage spaces.

2.8.10 Application for Zone Change Approval

An application for a zone change to AACZ shall include:

A. A completed zone change application as provided for by the Commission including, where necessary, an approval letter from the Inland Wetlands and Watercourses Commission determining the extent of the wetland areas (as required by Section 2.8.4 of this Article).

B. A written statement describing how the proposal complied with the purposes set forth in this Article II, Section 2.8.1, of these regulations.

C. A site plan prepared and certified by a registered landscape architect, a licensed architect, and a registered civil engineer, which shall:

(1) Define the location of the areas to be used for residential and conservation or recreational purposes.

(2) Set forth the proposed density of the dwelling units.

(3) Show all roads and utilities.

(4) Show present and proposed topography.

(5) Show conceptual landscaping plan for the site.

(6) Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Planner to make comments and recommendations. The recommended plan shall be presented to the Planning and Zoning Office prior to the scheduled Public Hearing.

D. Preliminary building plans illustrating:

(1) A typical floor plan.

(2) Typical elevations.

(3) Design Standards (as required in Section 2.8.12 of this Section 2.8).

2.8.11 Standards for Zone Change Approval

The Commission may approve a petition for a change of the existing zone to Active Adult Community Zone if it complies with the following:

The development project conforms to the purposes set forth in Section 2.8.1 of this Article and to all applicable provisions of these Regulations.

If the proposed development will be a common interest community, the applicant shall submit draft documents to provide assurance of adequate provision for maintenance of conservation or recreation areas or facilities, and private streets and utilities.

The zone change request shall be submitted simultaneously with a proposed site plan. In addition, construction must begin within one year from the date of final site plan approval or the zone change and site plan approval shall expire.

2.8.12 Standards for Design

The Commission may approve a site plan in connection with a AACZ zone change if it complies with the requirements of these Regulations, and conforms to the following design standards:

A. Site Development Standards

(1) Driveways: All drives shall be asphalt, pea stone, brick and/or stone.

(2) Walkways and Stoops: All walks and stoops shall be brick, flagstone, stone, wood, or concrete.

(3) Finish Grading: The house shall be backfilled to expose a minimum amount of foundation unless the foundation is faced with brick or stone above the grade. A minimum of 4" (four inches) of compacted loam shall be placed throughout the entire disturbed construction area, except those areas reserved for landscape trees, shrubs, or ground covers, which shall be seeded or sodded in conformance with the CT Guidelines for Soil Erosion and Sediment Control (1985) as amended.

(4) Pools and Tennis Courts: All pools and tennis courts shall be heavily screened with plantings, and shall not be located within 75' of the state highway. "Above ground" swimming pools are not permitted.

(5) Mailboxes, trash containment areas: Mailboxes, trash containment areas, and other indications of modern occupancy shall be effectively located and/or shielded to de-emphasize their presence.

(6) Signage: Permanent numerical identification signs not exceeding 4" (four inches) in height, and signs affixed to either mailboxes or lamp posts which identify the residents and which do not exceed, in the aggregate, more than two square feet per household, are permitted. Temporary real estate signs are also permitted. One sign identifying the proposed development shall be permitted at each entrance; said sign shall contain no more than twenty (20) square feet in area, and shall not exceed six feet in height. No other signage is permitted.

(7) Size: No buildings shall exceed forty (40') feet in height.

B. Additional Restrictions

(1) No trucks or other commercial-type vehicles shall be stored or parked on any lots, or common ground, except while parked in a closed Private Garage or while performing services at a dwelling. In no case, however, shall any vehicles be parked on the roads, passageways, or on any other right-of-way or access way in the development.

(2) No Livestock, except usual household pets (quartered within the dwelling at night), shall be permitted.

(3) There shall be no burning of garbage, refuse, or debris.

(4) All construction and/or site improvements in and AACZ shall conform to the underlying Residence Zone regulations herein, except where specifically modified by this Article.

(5) All multi-family dwelling units shall be restricted to be used exclusively for a residential use as a single-family dwelling by at least one person who is fifty-five (55) years of age or older; provided, however, that the surviving spouse of a person who is fifty-five (55) years of age or older may remain in occupancy of a dwelling.

2.8.13 Continuing Nature of Standards

The regulations, prohibitions and standards of performance herein set forth are expressly declared to be of continuing application. Any permission to use land for residential purposes granted after the enactment of this revision shall be granted subject to compliance with the regulations, prohibitions, and standards herein set forth, and upon failure to comply with the same within fifteen (15) days after written notice of non-compliance from the Commission, the Commission may revoke any permission previously granted upon a hearing with notice to the owner(s).

No building permits shall be issued until a Mylar of the final approved plan is recorded in the office of the Town Clerk, and the required bonds have been received by the Planning and Zoning Administrator. *Effective September 1, 2000

January 16th, 2026

Mr. Fred Garrity Jr., Chairman
Planning and Zoning Commission
Town of Trumbull
Trumbull Town Hall
5866 Main Street 2nd Floor
Trumbull, Connecticut 06611

Re: **Proposed Text Amendment: Article II, Section 2.8 (Active Adult Community Zone)**

Dear Mr. Garrity,

The Connecticut Metropolitan Council of Governments (MetroCOG) is in receipt of the zoning text amendment received January 16th, 2026.

The proposed text amendment to Article II allows for the creation of a new Active Adult Community Zone (AACZ) with the purpose of authorizing an alternative housing option for active people 55 years of age and older. AACZ developments will contain only multi-family units owned and occupied by residents of this age group. The amendment states that AACZ developments shall only be in the Residence AA Zone, shall consist of 6-14 contiguous acres, must be located within 500 feet from Old Mine Park, and accessed exclusively from Teller Road. It then details density, building standards, landscaping requirements, and a zone change approval process.

MetroCOG's review of the proposed text amendments found that they are **not** regionally significant.

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,

Matt Fulda
Executive Director

cc: Mr. Robert Librandi, Planning Director, Town of Trumbull

Ms. Linda Finger, Planning & Zoning, Town of Trumbull

MacDermid
Reynolds &
Glissman, P.C.

Tel 203.777.1001
Fax 860.547.1191

John W. Knuff, Esq.
JKnuff@mrglaw.com

March 11, 2026

Fred Garrity, Jr., Chairman
Planning and Zoning Commission
Town of Trumbull
5866 Main Street, Second Floor
Trumbull, CT 06611

Re: Application for Text Amendment to Zoning Regulations
Proposed Active Adult Community Zone

Dear Chair Garrity and Members of the Planning and Zoning Commission:

As recommended by the Commission at the public hearing, and after consultation with Town Attorney James Cordone and Town Planner Rob Librandi, enclosed please find revised Section 2.8 Active Adult Community Zone. For reference, the revisions are underlined bold italics at: 2.8.1. C., 2.8.10 A. and 2.8.10 E.

Thank you.

Very truly yours,

John W. Knuff

JOHN W. KNUFF
Enc.

2.8 Active Adult Community Zone

2.8.1 Purpose and Intent

A. It is the purpose and intent of this regulation to utilize a floating zone vehicle to authorize and promote the construction of alternative housing options for persons 55 years of age and older who remain active and desire an independent living environment.

B. Any Active Adult Community Zone (AACZ) constructed within the town shall be in full compliance with all of the requirements of this regulation, as well as all other applicable town ordinances and regulations except as provided for in these regulations.

C. An Active Adult Community Zone (AACZ) shall be deemed to mean a housing development in which one hundred (100%) percent of the multi-family dwelling units will be held or conveyed by deeds containing covenants or restrictions which shall require that such multi-family dwelling units be owned and occupied by at least one person who is fifty-five (55) years of age or older, provided, however, that ***if a*** surviving spouse ***is under*** fifty-five (55) years of age, ***said spouse*** may remain in occupancy of such dwelling unit.

2.8.2 Location of Zone

An Active Adult Community Zone (AACZ) shall be located only in the Residence AA Zone and shall consist of at least six (6) contiguous acres. Such AACZ must be located within 500 feet, measured in a straight line ("as the crow flies"), from Old Mine Park and accessed exclusively from Teller Road. An AACZ shall not exceed fourteen (14) contiguous acres.

2.8.3 Permitted Uses

Permitted uses are those provided for in Residence Zones as set forth in Section 1 of Article II of these Regulations, and age-restricted multi-family dwellings.

2.8.4 Density

The maximum number of dwelling units shall be no greater than four (4) units per "buildable" acre. For purposes of this subsection, the term "buildable" is defined as the gross acreage of the subject parcel, minus seventy-five (75%) percent of all wetland areas as determined by a certified soil scientist and approved by the Inland Wetlands and Watercourses Commission.

2.8.5 Bulk (Building Standards)

Minimum Frontage	150’ Except that Minimum Road Frontage shall be 50 feet where the lot frontage of the subject lot is located solely on a cul-de-sac or dead-end street, or private street.
Maximum Building Height	40’
Front Setback	50’
Side	50’
Rear	50’
Maximum Lot Coverage	25%

Notwithstanding any other provision of these Regulations, parking and driveways in the AACZ shall be permitted within any minimum required yard.

2.8.6 Utility and Road Requirements

1. There shall be a storm drainage system which shall collect, carry off, and dispose of surface water run-off and shall be constructed to conform to all applicable town ordinances and regulations, specifically including Article I, Section 5.3 of these Regulations.
2. All utility facilities shall be placed underground, unless otherwise required by utility provider.
3. All common areas and elements are to be maintained by an association of homeowners in accordance with the Connecticut Common Interest Ownership Act.
4. All internal roads shall be private roads and not dedicated to the Town.

2.8.7 Landscaping

Land that is not covered with impervious surfaces, such as buildings, drives, parking areas, and walkways shall be suitably landscaped or retained in its natural state, with supplemental plantings as designated by the Commission. Landscaping shall be provided and approved by the Town Planner. Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Planner to make comments and recommendations. The recommended plan shall be presented to the Planning and

Zoning Office prior to the scheduled Public Hearing. The purpose of said landscaping shall be to enhance the appearance and natural beauty of the town and to protect and increase property values through preservation of existing vegetation and establishment of new screening and landscaping material, to moderate heat, noise, glare, and accumulation of dust, to shade, to provide privacy from noise and visual intrusion, to prevent the erosion of soil, excess water run-off of drainage water, to guide the safe circulation of traffic. All plantings shall be installed according to accepted horticultural methods. Said plan may include height and spacing arrangement as shall best be in keeping with the intent of these regulations. A bond, which shall insure completion of landscaping requirements, shall be submitted in a form satisfactory to the Commission.

2.8.8 Design Review

The applicant shall submit design standards in conformance with Section 2.8.12 of this Article.

2.8.9 Provisions for Vehicles

A minimum of one and one half (1.5) spaces per dwelling unit shall be provided; at least one-half of the number of required spaces shall be garage spaces.

2.8.10 Application for Zone Change Approval

An application for a zone change to AACZ shall include:

A. A completed zone change application ***and application for special permit*** as provided for by the Commission including, where necessary, an approval letter from the Inland Wetlands and Watercourses Commission determining the extent of the wetland areas (as required by Section 2.8.4 of this Article).

B. A written statement describing how the proposal complied with the purposes set forth in this Article II, Section 2.8.1, of these regulations.

C. A site plan prepared and certified by a registered landscape architect, a licensed architect, and a registered civil engineer, which shall:

(1) Define the location of the areas to be used for residential and conservation or recreational purposes.

(2) Set forth the proposed density of the dwelling units.

(3) Show all roads and utilities.

(4) Show present and proposed topography.

(5) Show conceptual landscaping plan for the site.

(6) Applicants shall provide a copy of the Landscaping Plan in sufficient time for the Town Planner to make comments and recommendations. The recommended plan shall be presented to the Planning and Zoning Office prior to the scheduled Public Hearing.

D. Preliminary building plans illustrating:

(1) A typical floor plan.

(2) Typical elevations.

(3) Design Standards (as required in Section 2.8.12 of this Section 2.8).

E. ***Prior to submitting an application for a zone change to the Commission, the applicant first must obtain final approvals from (i) the Inland Wetlands and Watercourses Commission and (ii) the Police Commission***.

2.8.11 Standards for Zone Change Approval

The Commission may approve a petition for a change of the existing zone to Active Adult Community Zone if it complies with the following:

The development project conforms to the purposes set forth in Section 2.8.1 of this Article and to all applicable provisions of these Regulations.

If the proposed development will be a common interest community, the applicant shall submit draft documents to provide assurance of adequate provision for maintenance of conservation or recreation areas or facilities, and private streets and utilities.

The zone change request shall be submitted simultaneously with a proposed site plan. In addition, construction must begin within one year from the date of final site plan approval or the zone change and site plan approval shall expire.

2.8.12 Standards for Design

The Commission may approve a site plan in connection with a AACZ zone change if it complies with the requirements of these Regulations, and conforms to the following design standards:

A. Site Development Standards

(1) Driveways: All drives shall be asphalt, pea stone, brick and/or stone.

(2) Walkways and Stoops: All walks and stoops shall be brick, flagstone, stone, wood, or concrete.

(3) Finish Grading: The house shall be backfilled to expose a minimum amount of foundation unless the foundation is faced with brick or stone above the grade. A minimum of 4" (four inches) of compacted loam shall be placed throughout the entire disturbed construction area, except those areas reserved for landscape trees, shrubs, or ground covers, which shall be seeded or sodded in conformance with the CT Guidelines for Soil Erosion and Sediment Control (1985) as amended.

(4) Pools and Tennis Courts: All pools and tennis courts shall be heavily screened with plantings, and shall not be located within 75' of the state highway. "Above ground" swimming pools are not permitted.

(5) Mailboxes, trash containment areas: Mailboxes, trash containment areas, and other indications of modern occupancy shall be effectively located and/or shielded to de-emphasize their presence.

(6) Signage: Permanent numerical identification signs not exceeding 4" (four inches) in height, and signs affixed to either mailboxes or lamp posts which identify the residents and which do not exceed, in the aggregate, more than two square feet per household, are permitted. Temporary real estate signs are also permitted. One sign identifying the proposed development shall be permitted at each entrance; said sign shall contain no more than twenty (20) square feet in area, and shall not exceed six feet in height. No other signage is permitted.

(7) Size: No buildings shall exceed forty (40') feet in height.

B. Additional Restrictions

(1) No trucks or other commercial-type vehicles shall be stored or parked on any lots, or common ground, except while parked in a closed Private Garage or while performing services at a dwelling. In no case, however, shall any vehicles be parked on the roads, passageways, or on any other right-of-way or access way in the development.

(2) No Livestock, except usual household pets (quartered within the dwelling at night), shall be permitted.

(3) There shall be no burning of garbage, refuse, or debris.

(4) All construction and/or site improvements in and AACZ shall conform to the underlying Residence Zone regulations herein, except where specifically modified by this Article.

(5) All multi-family dwelling units shall be restricted to be used exclusively for a residential use as a single-family dwelling by at least one person who is fifty-five (55) years of age or older; provided, however, that the surviving spouse of a person who is fifty-five (55) years of age or older may remain in occupancy of a dwelling.

2.8.13 Continuing Nature of Standards

The regulations, prohibitions and standards of performance herein set forth are expressly declared to be of continuing application. Any permission to use land for residential purposes granted after the enactment of this revision shall be granted subject to compliance with the regulations, prohibitions, and standards herein set forth, and upon failure to comply with the same within fifteen (15) days after written notice of non-compliance from the Commission, the Commission may revoke any permission previously granted upon a hearing with notice to the owner(s).

No building permits shall be issued until a Mylar of the final approved plan is recorded in the office of the Town Clerk, and the required bonds have been received by the Planning and Zoning Administrator. *Effective September 1, 2000

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January 28, 2026

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

Re: Amendment to the Village Residence District Regulation

Dear Mr. Librandi:

On behalf of my client, CT Trumbull Village, LLC (the "Applicant"), please accept the following as a proposed amendment to the Village Residence District Regulation ("VRD"). My client requests to amend Article II, Section 2.7.2.3.c and Section 2.7.2.3.e of the Village Residence District Regulation to read as follows (changes bold):

> 2.7.2.3.c. Street location: A VRD must **either (1)** have a minimum unbroken frontage, except for driveways, of 200 feet on a state highway or state road and must be accessed exclusively from a state highway or state road**, or (2) its entire area must be located within 2,500' of the intersection of an Exit 32B ramp of the Merritt Parkway and White Plains Road (State Route 127) located north of the Merritt Parkway and east of White Plains Road.**
>
> 2.7.2.3.e. Development Limitations: In order to allow for the orderly provision of municipal services and so as to not overburden the infrastructure capacity of the town, the maximum number of dwelling units to be approved on any site is limited by:
>
> i. Net acre density provision [see subsection d (i) above]
> ii. A maximum of 105 units may be permitted on any one lot in a VRD.
> iii. **A maximum net increase of 40 additional units over existing units may be permitted on any one lot in a VRD which street location exclusively satisfies subsection 2.7.2.3.c(2) with no more than twenty (20) building**

permits to be issued for the construction of said units within a calendar year.

Sincerely,



Christopher B. Russo

February 2nd, 2026

Mr. Fred Garrity Jr., Chairman
Planning and Zoning Commission
Town of Trumbull
Trumbull Town Hall
5866 Main Street 2nd Floor
Trumbull, Connecticut 06611

Re: **Proposed Text Amendment: Article II, Section 2.7.2.3 (Village Residence District)**

Dear Mr. Garrity,

The Connecticut Metropolitan Council of Governments (MetroCOG) is in receipt of the zoning text amendment received February 2nd, 2026.

The proposed text amendment to Article II, Sec. 2.7 details specific updates to street location and development limitation requirements for Village Residence Districts.

MetroCOG's review of the proposed text amendments found that they are **not** regionally significant.

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,

Matt Fulda
Executive Director

cc: Mr. Robert Librandi, Planning Director, Town of Trumbull

Ms. Linda Finger, Planning & Zoning, Town of Trumbull

95'

187'

157'

135'

144'

MERRITT PARKWAY ROUTE 15

UNITY ROAD

BOOTH HILL ROAD

CONCEPTUAL SITE PLAN

UNITY ROAD & BOOTH HILL ROAD

J. EDWARDS & ASSOCIATES LLC

ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
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IMPACT ANALYSIS
BOOTH HILL ROAD & UNITY ROAD
TRUMBULL, CONNECTICUT

Date of Analysis
January 15, 2026

Authorized by:
CT Trumbull Village, LLC
Trumbull, CT

Prepared by:
Stanley A. Gniazdowski, CRE, CCIM
Consultant

REALTY CONCEPTS INC
Counselors • Investment Managers • Appraisers
11 Sugar Loaf Road, Guilford, CT 06437

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January 26, 2026

Mr. Matthew Mihaly Jr., Managing Member
CT Trumbull Village, LLC
5893 Main Street, Suite 2
Trumbull, CT 06611

RE: Proposed Residential Development
42 Common Interest Single Family Units
Booth Hill Road & Unity Road
Trumbull, CT

Dear Mr. Mihaly

At your request and authorization, I have prepared a development impact analysis on the proposed 42-unit common interest single family residential development at the north intersection of Booth Hill Road and Unity Road, Trumbull, CT on about 16.41+/- acres (714,820 q/Ft) of improved and unimproved land assembled of 6 parcels. The eastern boundary is CT RT 15-Merritt Parkway.

The proposed single-family common interest community development will be comprised of 42 new single-family residences. Two existing residences will be razed and replaced with two new homes. The units will each be comprised of three bedrooms totaling 126+/- bedrooms for the proposed development. The common interest community (Condominium) units will have 2.5 bathrooms and a two-car garage with off-street parking for each unit. The focus of this analysis is to estimate demand for single family residences for the Town of Trumbull, Connecticut as well as tax revenue generation the proposed development would produce. In addition, to estimate the net fiscal impact the following municipal services may have on the town budget that are provided by the Town of Trumbull: Public Schools, Police, Fire, EMS and Public Works services.

This is a general consulting report and is not a consulting appraisal report or an appraisal report as defined under the Uniform Standards of Professional Appraisal Practice (USPAP). The date of this analysis is January 15, 2026.

Pertinent current Trumbull Connecticut town records were examined including Trumbull, CT Building Department, Zoning, and Assessors records, State of Connecticut Department of Education, Connecticut Department of Labor, CERC, University of Connecticut Center for Real Estate and Urban Economics and related publications, Federal Reserve Bank data, US Census Bureau, US Department of Labor, National Association of Home Builders, Connecticut Association of Home Builders, National and Connecticut Association of Realtors, Urban Land Institute, Institute of Real Estate Management , Multi-Family Housing News, The Warren Group, and Major Real Estate firms research reports, Moody's Analytics, ESRI/STDB, demographic service and others sources as noted. Primary data was developed by this office which included

field interviews of property owners and managers, examination of Multiple Listing Service, Internet research and verification, interviews with the Trumbull town department heads, Brokers and Appraisers. Following, is a summary of my findings followed by the supporting data:

Conclusion

This analysis assumes that the subject development is in place as of the date of analysis. Extra Ordinary Assumptions and Hypothetical Conditions have been utilized in stating the following conclusions:

After reviewing the following data developed within this report, the State's economic conditions have impacted on the marketability of residential properties in the State of Connecticut. Rising residential prices have caused delays in making the decision for single family purchases. Data indicates previous increasing interest rates have delayed the purchase decision for single family homes coupled with low residential inventory. Lifestyle changes have forced an increase in single family and apartment demand in Fairfield County. An increase in urban dwellers looking for less densely populated areas to live in, such as Fairfield County Connecticut, which has less densely populated areas than New York City.

The primary driving indicator for real estate demand is employment. It is difficult at best to project future demand, but Sikorsky's April 2023 announcements of $2.7 billion Navy contract and commitment to remain in Connecticut foster an anticipated increase in future employment. Two other major labor nodes, East Hartford and Groton, CT, where New United Technologies and recent Electric Boat contracts, should increase employment which is the catalyst that was needed to reverse an adverse employment trend and improve the states' psychographics. Due to Sikorsky's proximity to the subject property, the new contracts have a positive impact on the proposed subject property's demand by stemming the potential for further employment loss. The preponderance jobs at Sikorsky are basic employment which imports new dollars to an economic region,

The subject property is in a municipality, Trumbull, Connecticut recognized as an upper scale community with good psychographics which is clearly demonstrated in the lifestyle which residents currently enjoy in Trumbull, a lifestyle that is in the mid to upper household income levels as well as having good rankings for home values and net worth. The preponderance of residential demand is single-family homes. Trumbull is near major Connecticut labor nodes and New York City as a bedroom community. Today, a paradigm shifts in residential single-family demand, and condominiums is taking place. The trend has shifted from the traditional single-family development to contemporary designed communities that incorporates market demand features like an in-home office and minimal ground care, as provided in a common interest community allowing current Trumbull residents to stay in Trumbull and retain their medical, cultural, and religious linkages.

The population segments driving free standing residential demand are the Millennials, Gen X and Gen Z. 2022 generational estimates show Gen X at 19.61%, Millennials 21.67% and Gen Z 20.88% representing 62.16% of the population. Trumbull's population is comprised of 65% of Millennials, Gen X, and Gen Z. Their lifestyle is mobile and socially oriented, forcing redesigning residential housing, high quality, work from home and an increase in social amenities.

Conclusion-Continued

Lifestyle changes and generational demand have impacted residential demand should not be dismissed at this time for intergenerational communities that meet current lifestyle demand. The uncertainty of economic conditions will impact the absorption of residential units. The approval of a new contemporary common interest community, like the subject, is prudent to be in position to meet current future demand that anticipated declining interest rates will have on demand.

The subject site is in a good location for a luxury 42-unit single family condominium/common interest community, has good area supporting linkages to retail, medical services, recreation, education, religious, cultural and transportation networks that are important to a successful contemporary residential apartment's community.

Therefore:

1) As of the date of this analysis, demand does exist for contemporary intergenerational single family residential comon interest communities in Trumbull Connecticut due lifestyle change demand. Future demand will continue to increase since millenials earning will continue to increase.
2) The study area target market has an income level, current home value and net worth that should meet the threshold income range to purchase the proposed contemporary residential condominium community.
3) The impact on municipal services is minimal or no impact as reported.
4) The impact on Trumbull public schools resulted in generating about 21 Public School Age Children. The additional student cost to education would be covered by the tax revenue generated by the subject development.
5) The proposed 42-unit free-standing single-family unit common interest/condominium community if in place as of today and under current market conditions would produce a positive net positive tax revenue for the Town of Trumbull CT of about $315,000.

On the following pages please find a summary of the supporting data.

Respectfully:



Stanley A. Gniazdowski, CRE, CCIM
President/Consultant

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Purpose of The Analysis

The purpose of this analysis is to determine demand for a proposed 42-unit single family common interest community and the fiscal impact it may have on the Town Trumbull CT municipal budget inclusive of the school system, Police, Fire, EMS and Public Works Department as if completed and in place as of the date of this analysis.

Market Definitions

Source: *The Dictionary of Real Estate Appraisal*, Sixth Edition; published by The American Institute of Real Estate Appraisers, 2015

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TI's).

1) Lessee and Lessor are typically motivated.

2) Both parties are well informed or well advised and acting in what they consider their own best interests.

3) A reasonable time is allowed for exposure in the open market.

4) The rent payment is made in terms of cash in U. S. dollars, and expressed as an amount per time period consistent with the payment schedule of the lease contract; and

5) The rental amount represents the normal consideration for the property leased unaffected by special fees of concessions granted by anyone associated with the transaction.

Apartment

A structure containing one or more rooms designed to provide complete living facilities for one or more occupants.

Condominium (Common Interest Community)

A multiunit structure or property in which persons hold fee simple title to individual units and an undivided interest in common areas.

Single Family House

A dwelling that is designed for occupancy by one family.

Demand

The desire and ability to purchase or lease goods and services; in real estate, the amounts of a type of real estate desired for purchase or rent at various prices in a given market for a given period of time.

Demography

The study of population and population change

DEFINITIONS (Continued)

Market analysis

1). The identification and study of the market for a particular economic good or service. .2) A study of market conditions for a specific property type.

Marketability

The relative desirability of a property for sale or lease in comparison with similar or competing properties in the area that is a property with poor marketability would be inferior to competing properties in terms of location, condition, access, etc. Conversely, a property with good marketability has superior features or condition in comparison with competing properties.

Psychographics

Market research or statistics classifying population groups according to psychological variables (as attitudes, values, or fears); *also*: variables or trends identified through such research.

Zoning

Public regulation of the use of private land through application of police power; Accomplished by establishing districts or areas with uniform requirements relating to lot coverage, setbacks, type of improvements, permitted activities, signage, structure height, minimum lot area, density, landscaping, and other aspects of land use and development. Zoning regulations are established by enactment of a local (city, town, or county) zoning ordinance...

Extraordinary Assumptions

“An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.”

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about a physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in any analysis.

Extraordinary Assumptions were utilized within this analysis.

Hypothetical Conditions

“That which is contrary to what exists but is supposed for the purpose of analysis.”

Comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis.

Hypothetical conditions were utilized within this analysis.

Zero Lot Line

In zoning, the location of a structure on a lot so that one or more size rests directly on the boundary line of the lot. The violation of setback restrictions may be allowed by the municipality in some cases.

Scope of the Analysis

The scope of this assignment is to develop within a reasonable degree of probability, based on current market data, lifestyle and economic conditions, the demand for the proposed development and the impact the proposed 42-unit single family community may have on the town of Trumbull, CT municipal budget and school system. The investigations, activities and tasks completed during this analysis included, but were not limited to, the following:

6) The study area was inspected January 15, 2026.

7) Pertinent public records were examined and analyzed.

8) A survey and analysis of the Trumbull, Connecticut real estate market was conducted. This investigation included discussions with real estate professionals in the area, and review of online proprietary databases and the development of Primary Data.

9) Pertinent current Trumbull Connecticut Town records were examined including Trumbull, CT Building Department, Zoning, and Assessors records, State of Connecticut Department of Housing, Connecticut Department of Labor, CERC, University of Connecticut Center for Real Estate and Urban Economics and related publications, Federal Reserve Bank data, US Census Bureau, US Department of Labor, National Association of Home Builders, Connecticut Association of Home Builders, National and Connecticut Association of Realtors, Urban Land Institute, Institute of Real Estate Management , Multi-Family Housing News, The Warren Group, Moody's Analytics, Major Real Estate Firms research reports, , ESRI/STDB demographic service and others sources as noted and data providers for real estate as well as primary research conducted by this office.

Limiting Conditions & Assumptions

This analysis is performed utilizing Extraordinary Assumptions and Hypothetical Conditions. This analysis is performed based on the assumption as of January 15, 2026.

Prior Interest in Property

The consultant has no prior interest in the subject property.

Zoning

The subject property is in an AA Residential Zone. An application has been submitted to the Town of Trumbull Planning and Zoning Commission to approvethe proposed subject 42 unit single family common interest community.

SECTION 1: SINGLE FAMILY RESIDENCE ZONES

1.1 Residence AAA (1 acre), Residence AA (1 acre) and Residence A (1/2 Acre)

1.1.1 Permitted Uses

Within the Residence AAA, AA or A Zone no Building or Structure shall be erected, altered, occupied or used, arranged or designed to be used for other than one or more of the following specified purposes:

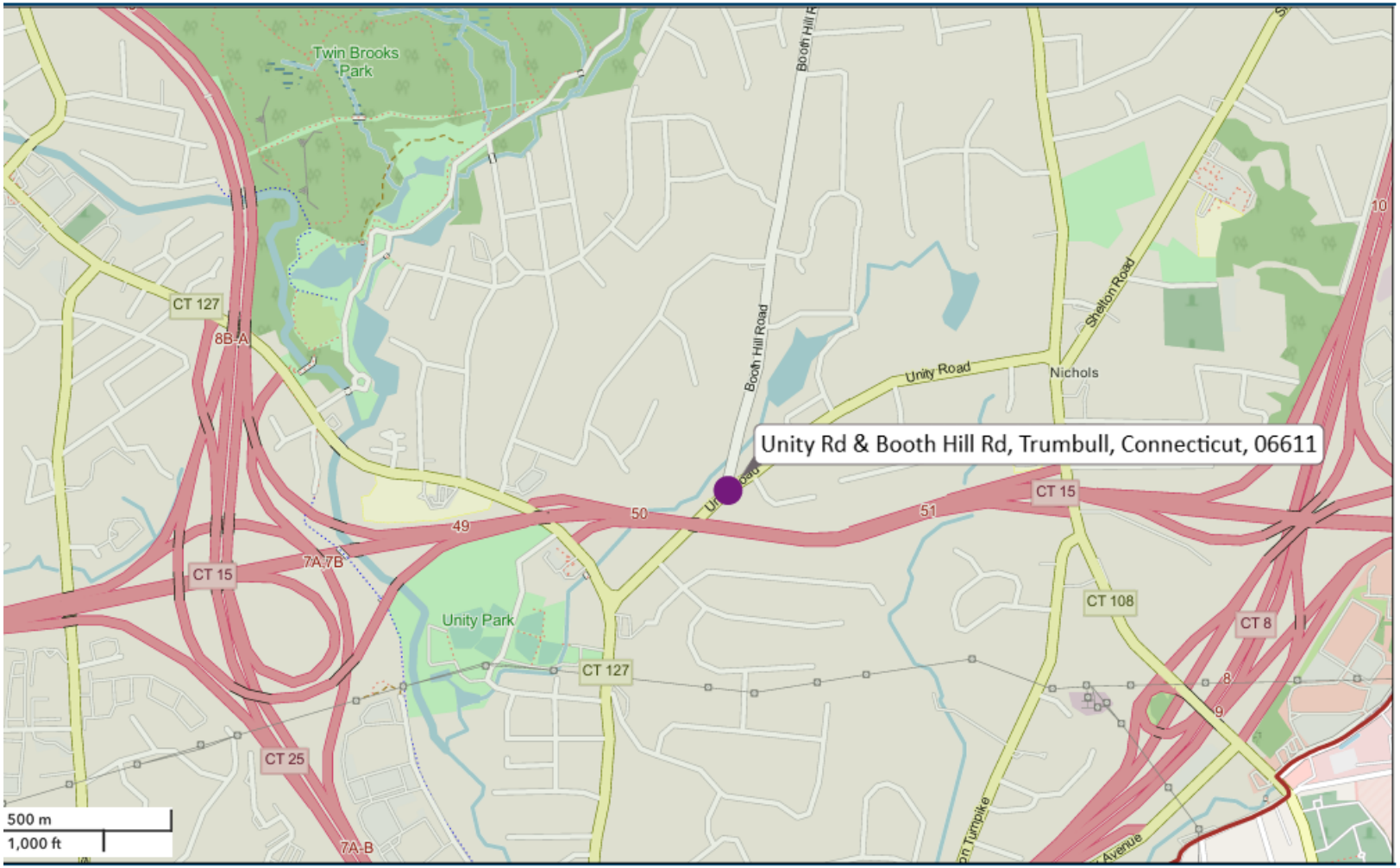
1. One-Family Dwelling;
2. Playgrounds, parks, reservations, and recreation facilities operated by or under the control and direction of the town;
3. Farms, and horticultural and/or wild life reservations;
4. Family Child Care Home;
5. Group Child Care Home

Town Location Map- Trumbull CT



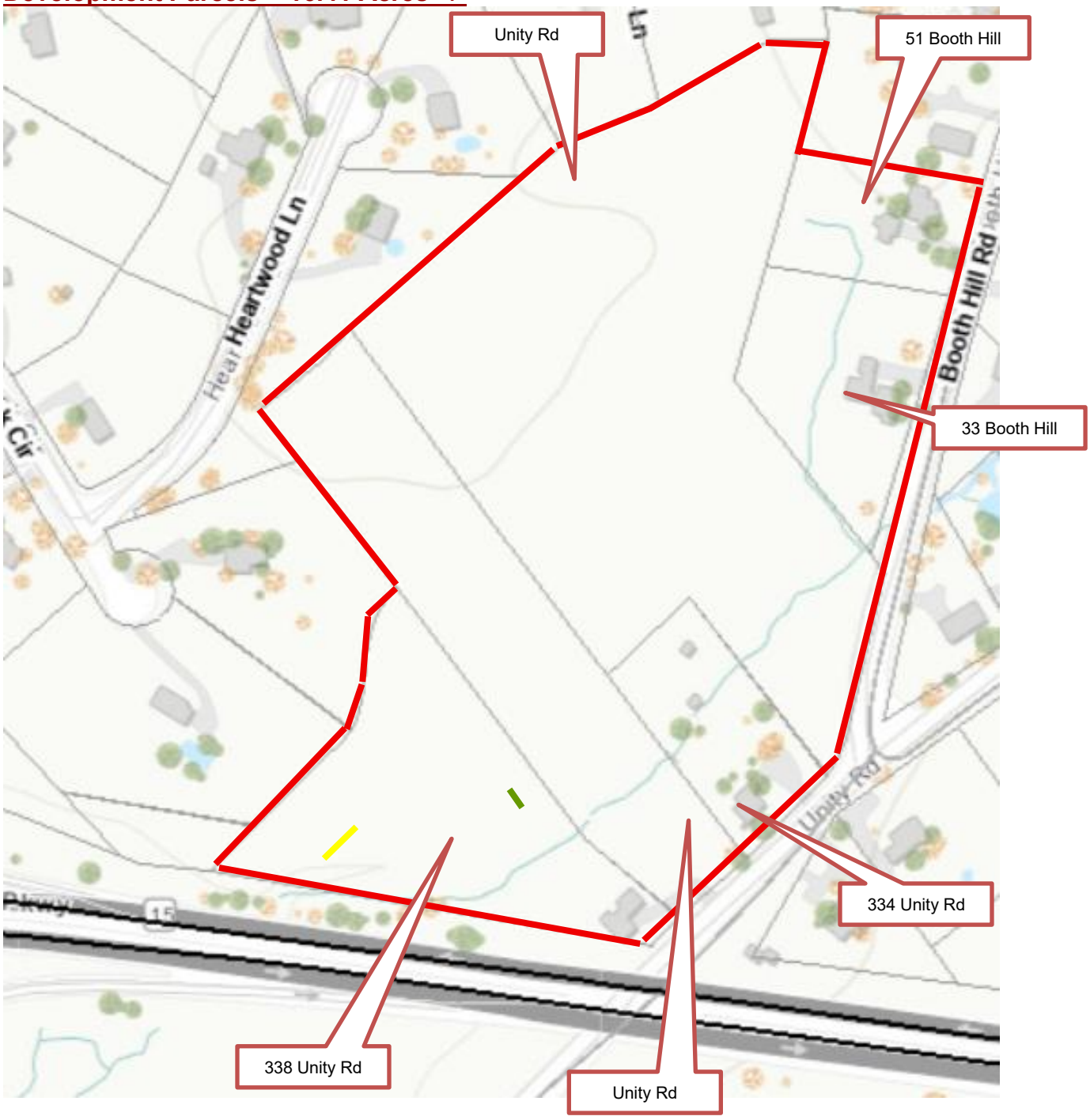
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Subject Location Map



May 06, 2025

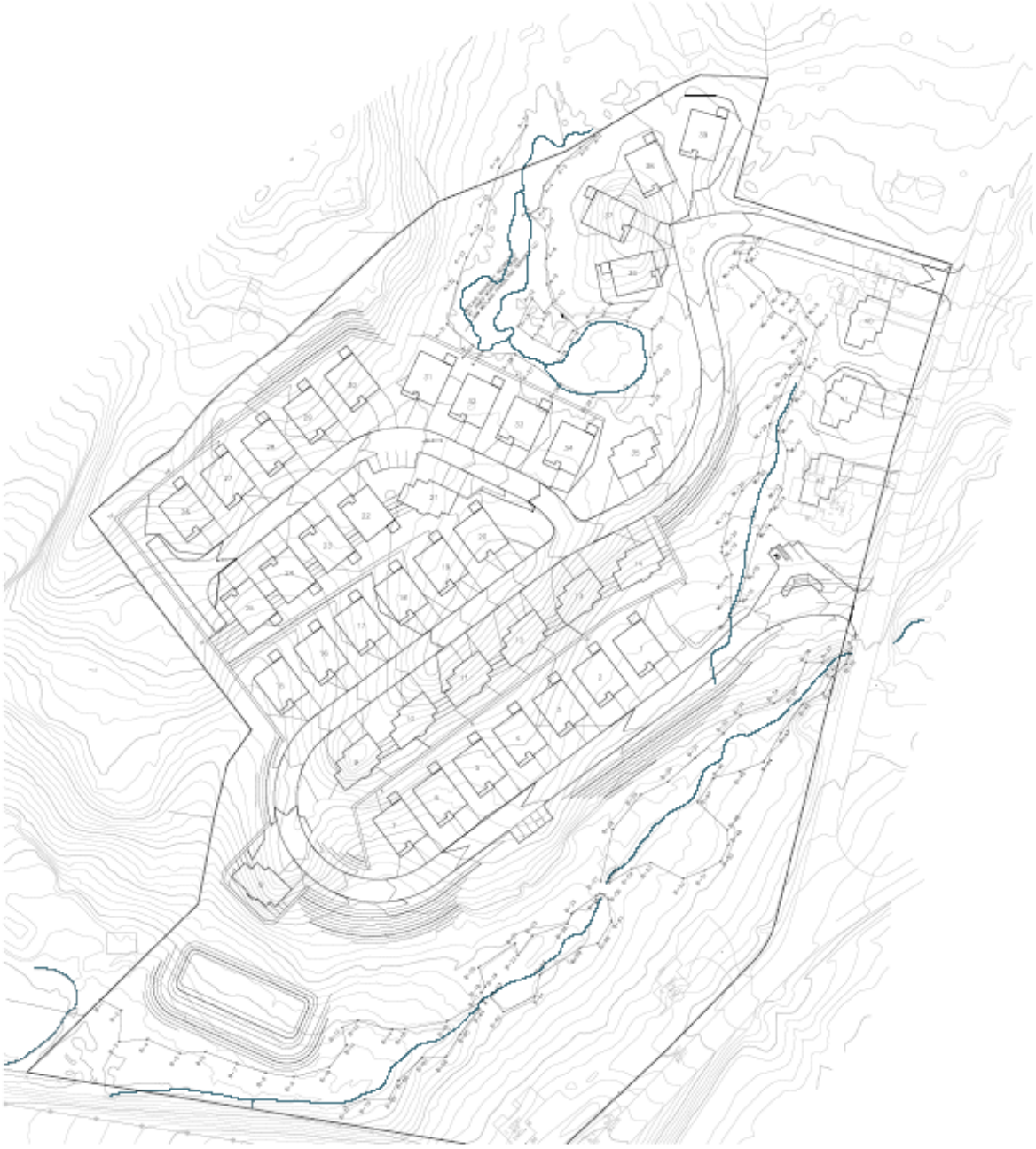
Development Parcels = 16.41 Acres +/-



Address	Acres	M/L/ B
338 Unity Road	2.72	1/10/2028
Unity Road	2.80	1/10/2029
Unity Rd	7.50	1/10/182
334 Unity Rd	1.00	1/10/178
33 Booth Hill Rd	1.50	1/9/1995
51 Booth Hill Rd	0.89	1/9/1992
Total	**16.41**	

Proposed Site Plan

42 Units



Analysis Methodology

A traditional market analysis is simply the development of supporting data to determine if a GAP (Demand - Supply = GAP/Oversupply) exists in the current market for specific property types. In order to accomplish this seemingly simple task, one must analyze four major components of the marketplace, which are:

1) Market Analysis (General market conditions)
2) Site Analysis (Site specific data)
3) Political Analysis (Political Influences)
4) Financial Analysis (Financial feasibility)

The first part of the analysis is market analysis-general market conditions. This component of the analysis includes the study of the macroeconomic conditions of the area inclusive of state, regional, and local economic conditions, and the impact on the demand for real estate based on these conditions for the specific property type.

The second step, site analysis, is the study of the specific site. This step evaluates the site conditions to meet the current real estate demand, and the factors that must be addressed to modify the site to meet those property type demand factors. This is inclusive of lifestyle, political impact, and zoning, plans of conservation and development, environmental issues, specific site conditions, availability of utilities, traffic, public transportation, property linkages and other pertinent factors.

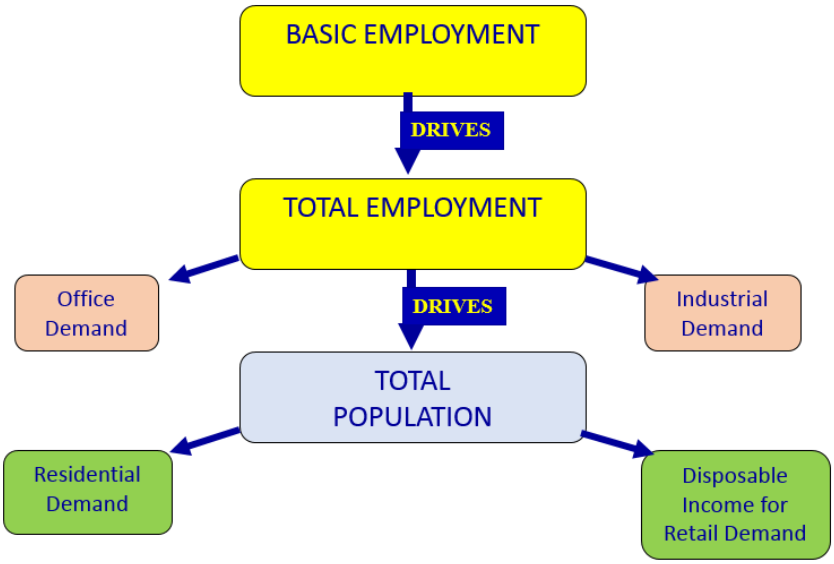
The third step is political analysis. This is concurrently being analyzed while general market conditions and site analysis are being performed. Inclusive in the political analysis is not only the local planning and zoning and comprehensive plan of conservation development, but also the impact of state and regional regulations that impact the demand for different types of development on the site being studied. Also, being analyzed is the political climate, including whether the municipality is pro- or anti-development, residentially oriented or commercially oriented, and if any incentives for specific property types exist.

Financial analysis is the last step of the GAP analysis. The results of the other three factors should add a supportable and reasonable degree of probability that results in a reliable financial analysis.

Unlike performing GAP analysis in the past, where dependence was on the primary four components described herein, a fifth and more critical component is emerging as a critical factor in determining demand for residential real estate: lifestyle. Lifestyle has dramatically impacted single-family and, in particular, multifamily development in the United States. The lifestyle impact of Millennials, Generation X, and Echo and Baby Boomers have created a shift in the physical design, preferential locations, and social preferences. Lifestyle has fostered a shift in residential and retail demand. Therefore, it is now critical to concurrently analyze lifestyle when performing a GAP analysis during the market and site analysis components.

In order to fully understand demand for real estate property types, one should first understand the basic real estate demand model and what fosters real estate demand.

Real Estate Demand



The above diagram is the basic real estate demand model. All demand for real estate is based on the increase or decline of employment. The key factor is a component known as basic employment. Basic Employment are jobs that are responsible for importing new dollars into an economic region. The more employment sectors that have basic employment, the stronger the economy! An example of basic employment is if you were a manufacturer of widgets, and your economic region was Hartford County Connecticut. You produce widgets. Widgets sell for $50 each. You sell a widget to someone that lives in Hartford County. The $50 to purchase that widget was $50 that already existed in Hartford County-your economic region. It is an existing $50 recirculated to purchase the widget. If you sell another widget to someone who lives in New Jersey, the sale imported 50 new dollars into your economic region.

Why is this important? Basic employment is responsible for the growth or decline of an economic region and directly impacts real estate demand. By measuring the number of Basic employees by employment sector, then calculating total basic employment, we can forecast total employment growth/contraction and estimate population growth/decline.

The above illustration demonstrates that when basic employment increases, it positively impacts on total employment growth which impacts demand for office and industrial real estate. As total employment increases it fosters population growth which impacts demand for retail and residential real estate. The focus of this report will be to estimate if there is increased population to support additional residential and retail real estate demand (single-family and multifamily) and employment growth to support office and industrial demand.

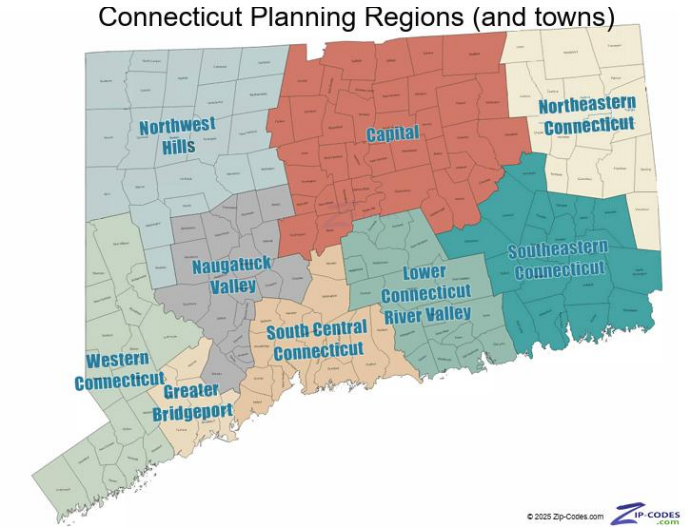
There are two important indicators. First is an Economic Base Multiplier (EBM). EBM is an indicator that represents for each Basic Job, how many additional non-basic or service jobs are created. IE: an EBM of 2.5 indicates that for each basic job created an additional 1.5 non-basic jobs are created (2.5 inclusive of 1 basic job).

The second indicator is the Population Employment Ratio (PER). The PER is an indicator of how much the population will increase based on each new job created. A PER of 3.5 indicates for each new job created that 2.5 persons will be added to the population in addition to the employee (3.5 PER is inclusive of 1 job as part of the population)

Town Data

Trumbull is an incorporated town in south-central Connecticut. Trumbull is located in Fairfield County, about 12 miles west of New Haven and approximately 30 miles southwest of Hartford. The town is bordered by Easton and Fairfield on the west, Shelton to the east and Bridgeport and Stratford to the south. The Town of Trumbull is in the Greater Bridgeport Planning Region (MetroCOG).

Connecticut Planning Regions



Connecticut abolished county governments in 1960. Instead, Connecticut has nine Councils of Governments (COGs) that oversee regional planning and programming and act similarly to counties in other states. Planning regions are administrative entities that have the same boundaries as COGs.

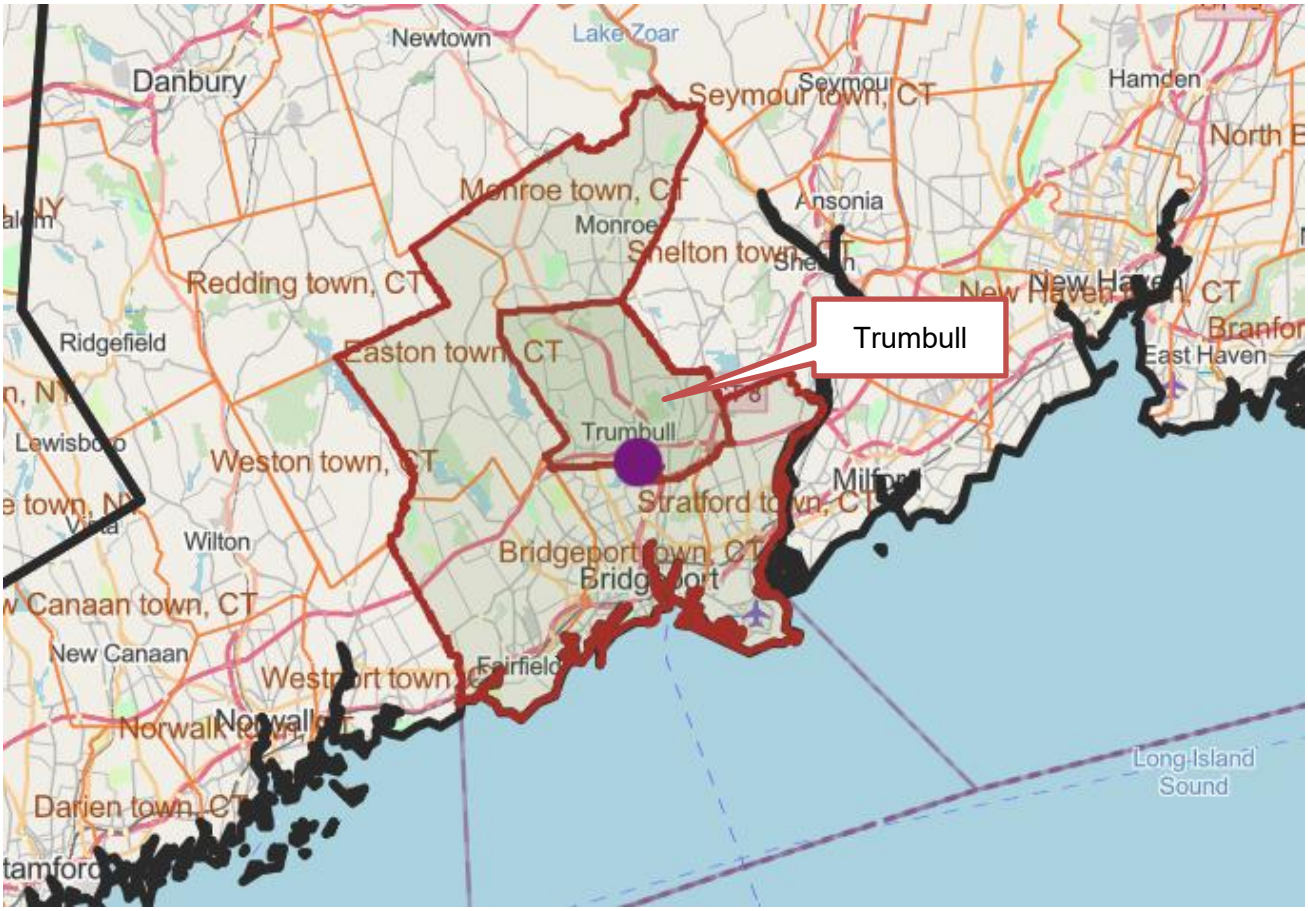
Census Bureau data has historically been released for the eight Connecticut counties. In 2019, the Connecticut Office of Planning and Management petitioned the Census Bureau to collect and report data for Connecticut's nine planning regions. The Census Bureau adopted this change and started releasing data for planning regions, instead of for counties, this year. To find planning region data in Census Bureau data products, data users will still search under the "county" geography because Connecticut's planning regions are considered county-equivalents.

Planning Region and Councils of Governments Names

FIPS Code	Planning Region Name	COG Name	COG Short Name
09110	Capitol	Capitol Region	CRCOG
09140	Naugatuck Valley	Naugatuck Valley	Naugatuck Valley, NVCOG
09150	Northeastern Connecticut	Northeastern Connecticut	NECCOG
09160	Northwest Hills	Northwest Hills	Northwest Hills, NHCOG
09170	South Central Connecticut	South Central Regional	SCRCOG
09190	Western Connecticut	Western Connecticut	Western CT, WestCOG
09180	Southeastern Connecticut	Southeastern Connecticut	SECCOG
09120	Greater Bridgeport	Connecticut Metropolitan	CTMetro, MetroCOG
09130	Lower Connecticut River Valley	Lower Connecticut River Valley	RiverCOG

Table: CTData Collaborative • Get the data • Embed • Download image • Created with Datawrapper

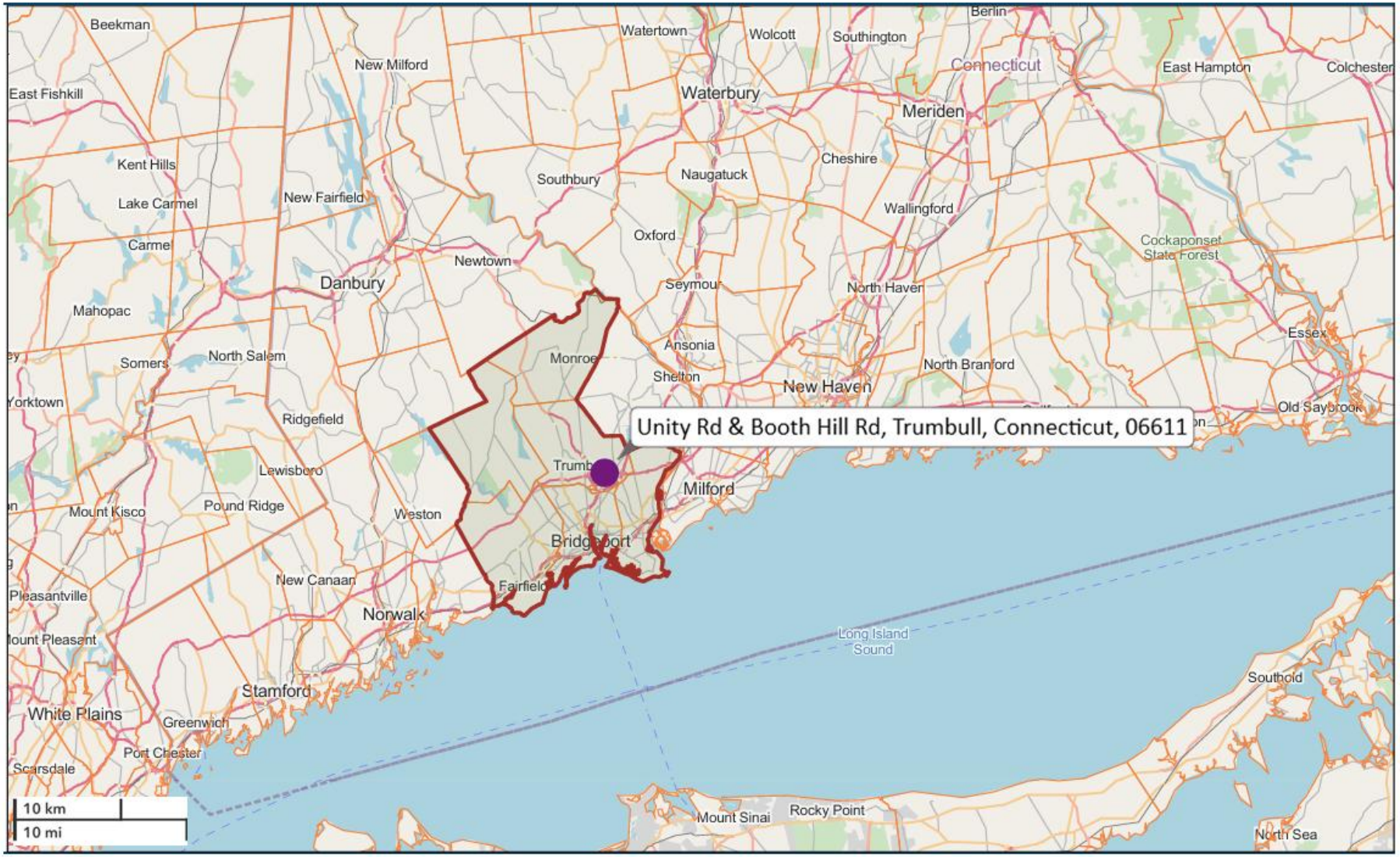
Greater Bridgeport Planning Region Map



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Greater Bridgeport Planning Region

Trumbull CT is within the Greater Bridgeport Planning Region



Greater Bridgeport Planning Region Labor Data

Civilian Labor Force Profile

This infographic provides a set of key employment and labor force indicators based on a snapshot for July 1, 2024. Data sources leveraged to produce these estimates include the American Community Survey and Current Population Survey as well as the Local Area Unemployment Statistics, Occupational Employment Statistics, and Current Employment Statistics programs. Adjustments have been made to reflect the impact of the COVID-19 pandemic.

To learn more about data sources, methodologies and models, visit : http://doc.arcgis.com/en/esri-demographics/data/us-intro.htm

Population Age	16-24	25-54	55-65	65+
Civilian Labor Force	27,289	107,363	31,760	13,587
Employed	23,402	102,617	30,473	12,740
Unemployment Rate	14.2%	4.4%	4.1%	6.2%

Labor Force

179,999
Civilian Population Age 16+ in Labor Force

Labor Force Measures

94.0%
Employment-Population Ratio

67.3%
Labor Force Participation Rate

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Daytime Population

140,585
Workers

162,650
Residents

Occupational Classifications

18.0%
Blue Collar

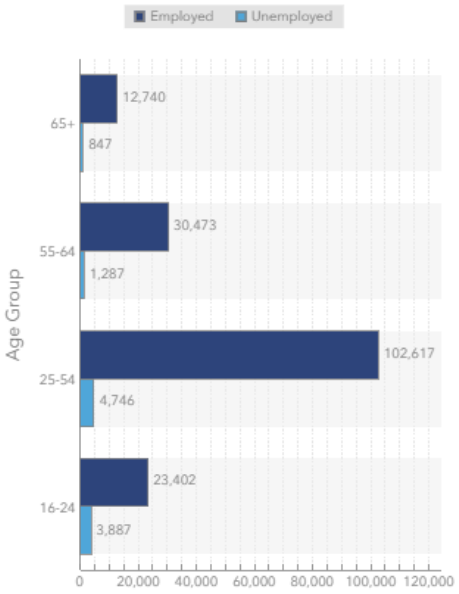
63.8%
White Collar

18.2%
Services

10,767
Unemployed Population

Key Facts and Demographics	Value	Index
Median Household Income	$86,669	110
Median Disposable Income	$67,871	107
Median Home Value	$437,625	123
Median Net Worth	$269,521	119
Median Age	39.5	101
Child Dependency Ratio	34.5	100
Age Dependency Ratio	61.3	95
Senior Dependency Ratio	26.8	90

Employment/Unemployment

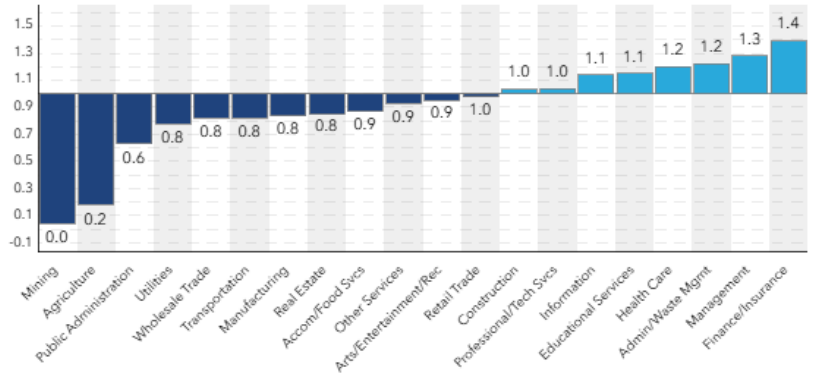


Civilian Labor Force Profile

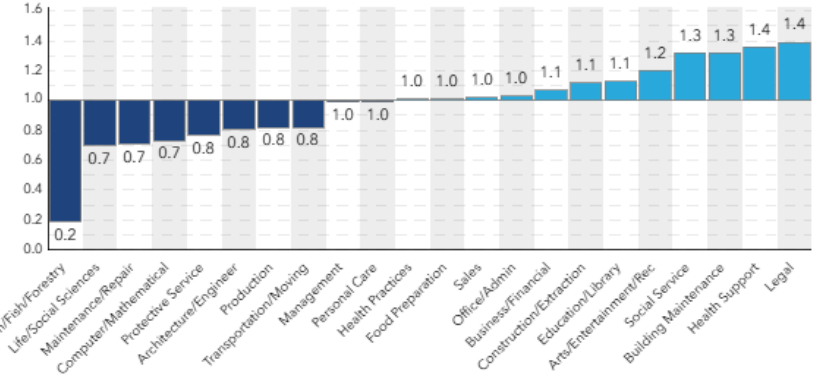
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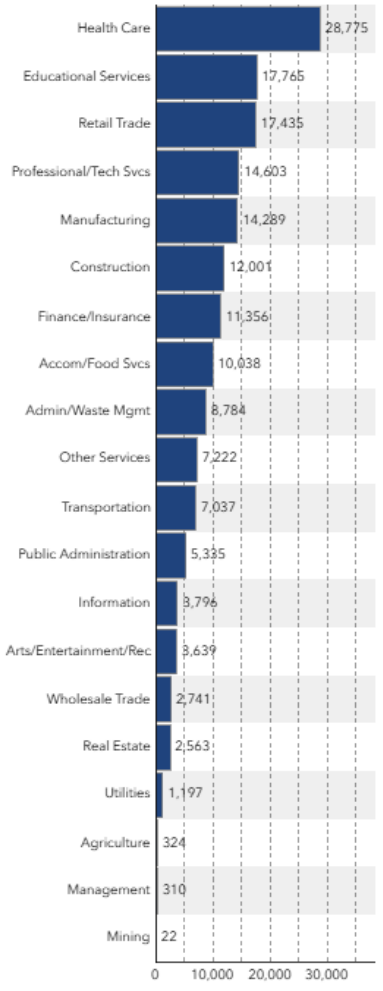
Location Quotients by Industry



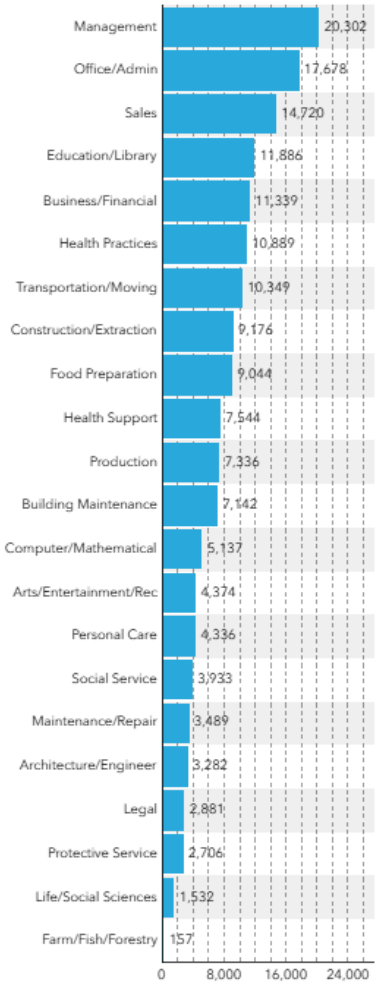
Location Quotients by Occupation



Employment by Industry



Employment by Occupation



Market Analysis (General Market Conditions)

The following is the current 2025 economic data for the State of Connecticut. The population forecasts indicate a slight decline in population growth for the next five years, a -0.07%. The State's single-family growth is forecasted to be about 2.45% and a median household income increase of 1.9% since 2020.

The State's Economy

Demographic and Income Profile

Connecticut
Connecticut (09)
Geography: State

Summary	Census 2020	2025	2030
Total Population	3,605,944	3,608,872	3,606,234
Total Households	1,418,069	1,451,347	1,469,379
Family Households	917,163	924,939	932,902
Average Household Size	2.47	2.42	2.38
Owner Occupied Housing Units	910,540	947,488	970,715
Renter Occupied Housing Units	507,529	503,859	498,664
Median Age	41.1	41.8	42.7

Trends 2025 - 2030	Area	State	National
Population	0.0%	0.0%	0.4%
Households	0.2%	0.2%	0.6%
Family Population	0.2%	0.2%	0.5%
Owner Occupied Housing Units	0.5%	0.5%	0.0%
Median Household Income	1.9%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	176,831	4.9%	172,245	4.8%	169,537	4.7%
5-9	197,636	5.5%	188,682	5.2%	175,738	4.9%
10-14	221,199	6.1%	201,673	5.6%	194,125	5.4%
15-19	240,933	6.7%	232,368	6.4%	214,898	6.0%
20-24	235,047	6.5%	231,386	6.4%	229,454	6.4%
25-29	222,207	6.2%	225,770	6.3%	223,430	6.2%
30-34	232,108	6.4%	235,424	6.5%	230,464	6.4%
35-39	224,673	6.2%	234,268	6.5%	236,351	6.5%
40-44	212,139	5.9%	228,810	6.3%	236,971	6.6%
45-49	219,893	6.1%	212,640	5.9%	229,287	6.4%
50-54	251,310	7.0%	223,453	6.2%	213,014	5.9%
55-59	270,590	7.5%	240,615	6.7%	213,930	5.9%
60-64	254,313	7.0%	249,784	6.9%	226,179	6.3%
65-69	204,768	5.7%	228,560	6.3%	227,789	6.3%
70-74	164,358	4.6%	182,243	5.0%	206,066	5.7%
75-79	115,342	3.2%	141,044	3.9%	160,075	4.4%
80-84	74,870	2.1%	91,982	2.5%	114,349	3.2%
Age 85+	87,727	2.4%	87,925	2.4%	104,577	2.9%

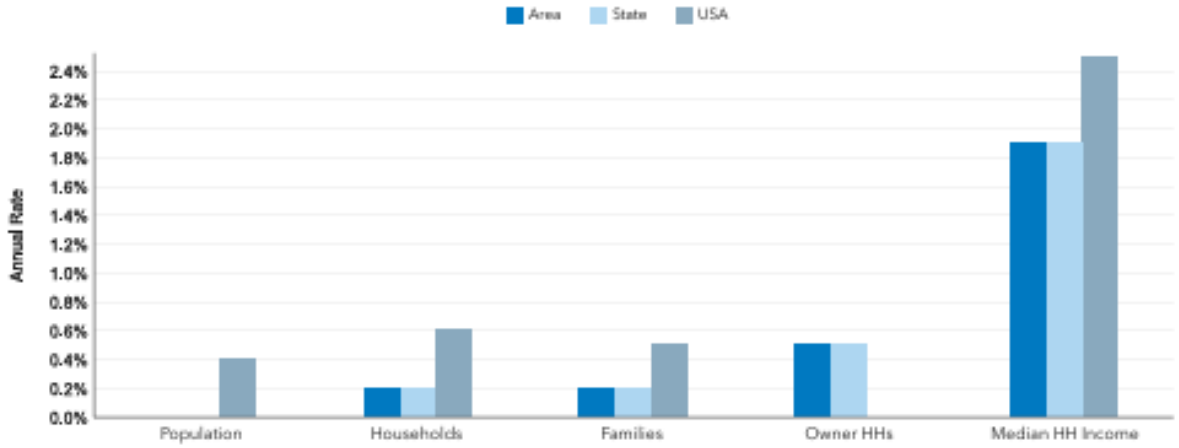
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2026 Esri

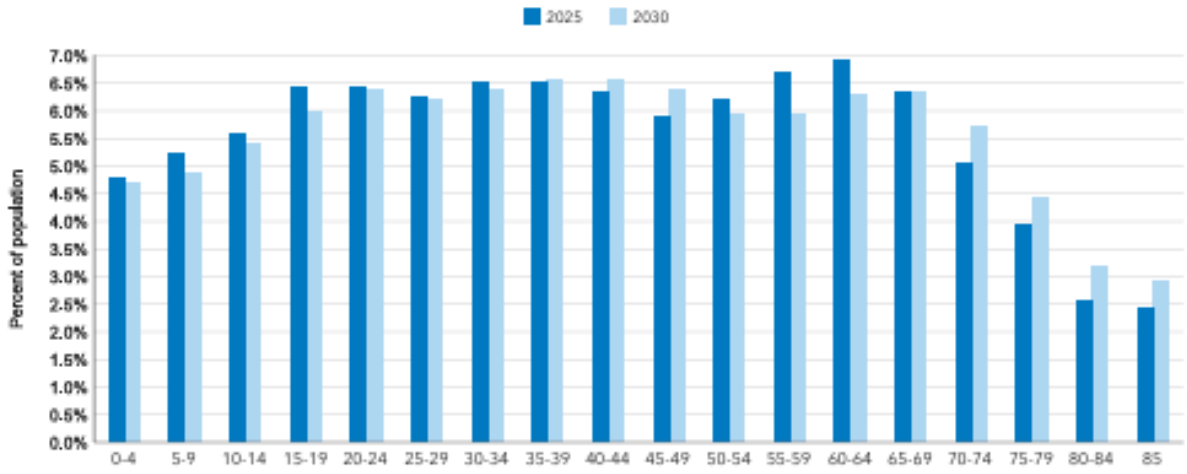
Key Indicators for 2025

3,608,872	1,451,347	2.42	41.8	3,557,093
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

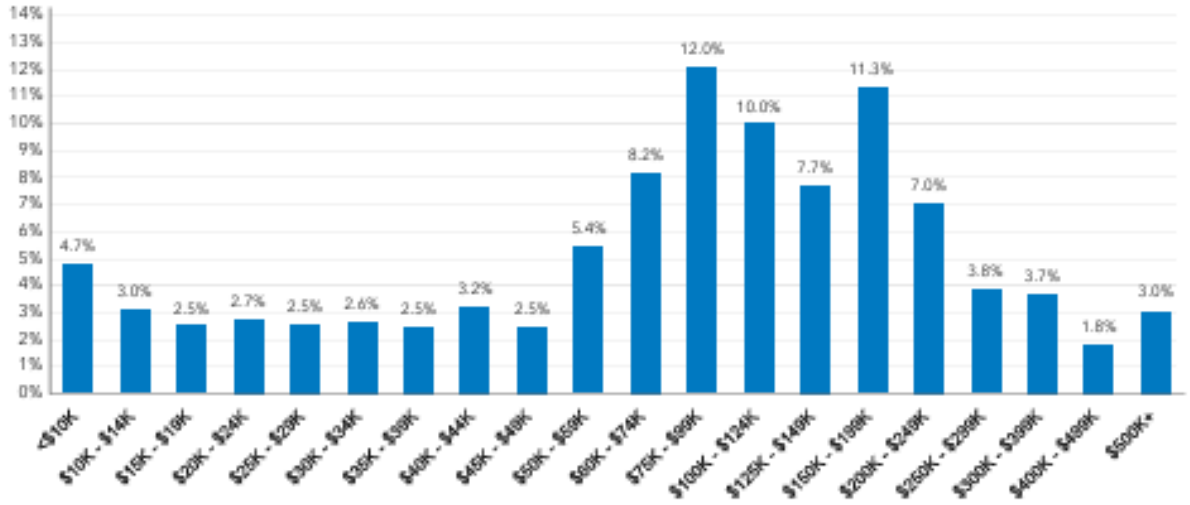
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Demographic and Income Profile | Connecticut | Geography: State

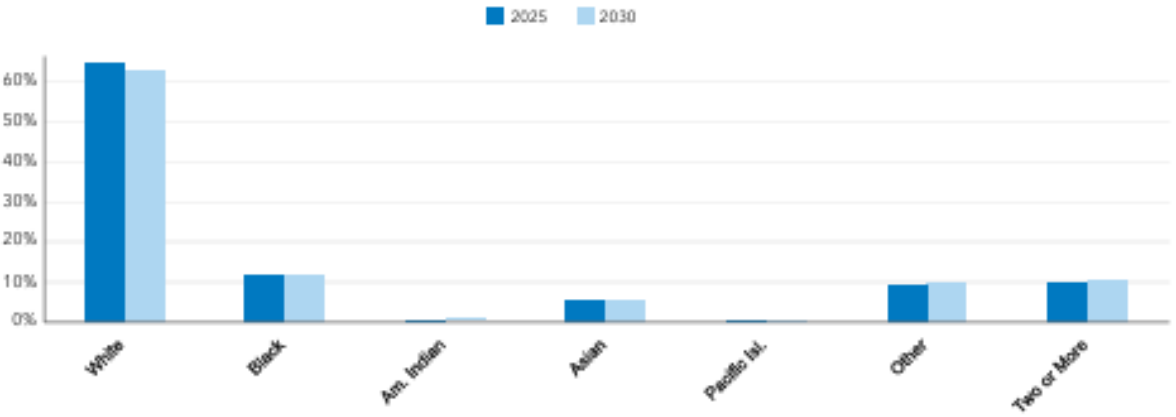
Key Indicators for 2025

$95,275	$318,789	130	78	69
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Community Profile

Connecticut
Connecticut (09)
Geography: State

Population Summary	Connecticut (09)
2010 Total Population	3,574,098
2020 Total Population	3,605,944
2020 Group Quarters	108,002
2025 Total Population	3,608,872
2025 Group Quarters	103,527
2030 Total Population	3,606,234
2025-2030 Annual Rate	-0.01%
2025 Total Daytime Population	3,557,093
Workers	1,879,398
Residents	1,677,695

Household Summary	
2010 Total Households	1,371,088
2010 Average Household Size	2.52
2020 Total Households	1,418,069
2020 Average Household Size	2.47
2025 Total Households	1,451,347
2025 Average Household Size	2.42
2030 Total Households	1,469,379
2030 Average Household Size	2.38
2025-2030 Annual Rate	0.25%
2025 Families	924,939
2025 Average Family Size	3.02
2030 Families	932,902
2030 Average Family Size	2.98
2025-2030 Growth Rate	0.2%

Median Household Income	
2025	$95,275
2030	$104,911

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Per Capita Income	Connecticut (09)
2025	$55,691
2030	$60,921

2025 Households by Income	
Household Income Base	1,451,337
<$10,000	4.7%
$10,000-14,999	3.0%
$15,000-19,999	2.5%
$20,000-24,999	2.7%
$25,000-29,999	2.5%
$30,000-34,999	2.6%
$35,000-39,999	2.5%
$40,000-44,999	3.2%
$45,000-49,999	2.5%
$50,000-59,999	5.4%
$60,000-74,999	8.2%
$75000-99999	12.0%
$100,000-124,999	10.0%
$125,000-149,999	7.7%
$150000-199999	11.3%
$200,000-249,999	7.0%
$250,000-299,999	3.8%
$300,000-399,999	3.7%
$400,000-499,999	1.8%
$500,000+	3.0%
Average Household Income	$138,223

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	78
Percent of Income for Mortgage	26.8%
Wealth Index	130

Median Home Value	
2025	$407,234
2030	$452,282

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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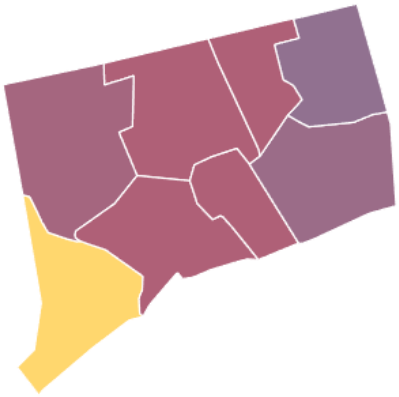
Connecticut Tax Burden

The following data from the US Census and Tax Foundation summarizes median property tax 5- year estimates tax for 2023. The Greater Bridgeport Planning Region is $8,550 and is among the highest in the country.



Fairfield County Property Tax Rate 2026 [Go To Different County]

Lowest Property Tax | Highest Property Tax | No Tax Data



Fairfield County, Connecticut Property Tax

[Go To Different County]

$6,221.00 *Avg. 1.3% of home value*

Yearly median tax in Fairfield County

The median property tax in Fairfield County, Connecticut is $6,221 per year for a home worth the median value of $477,700. Fairfield County collects, on average, **1.3%** of a property's assessed fair market value as property tax.

Fairfield County has **one of the highest median property taxes** in the United States, and is ranked 18th of the 3143 counties in order of median property taxes.

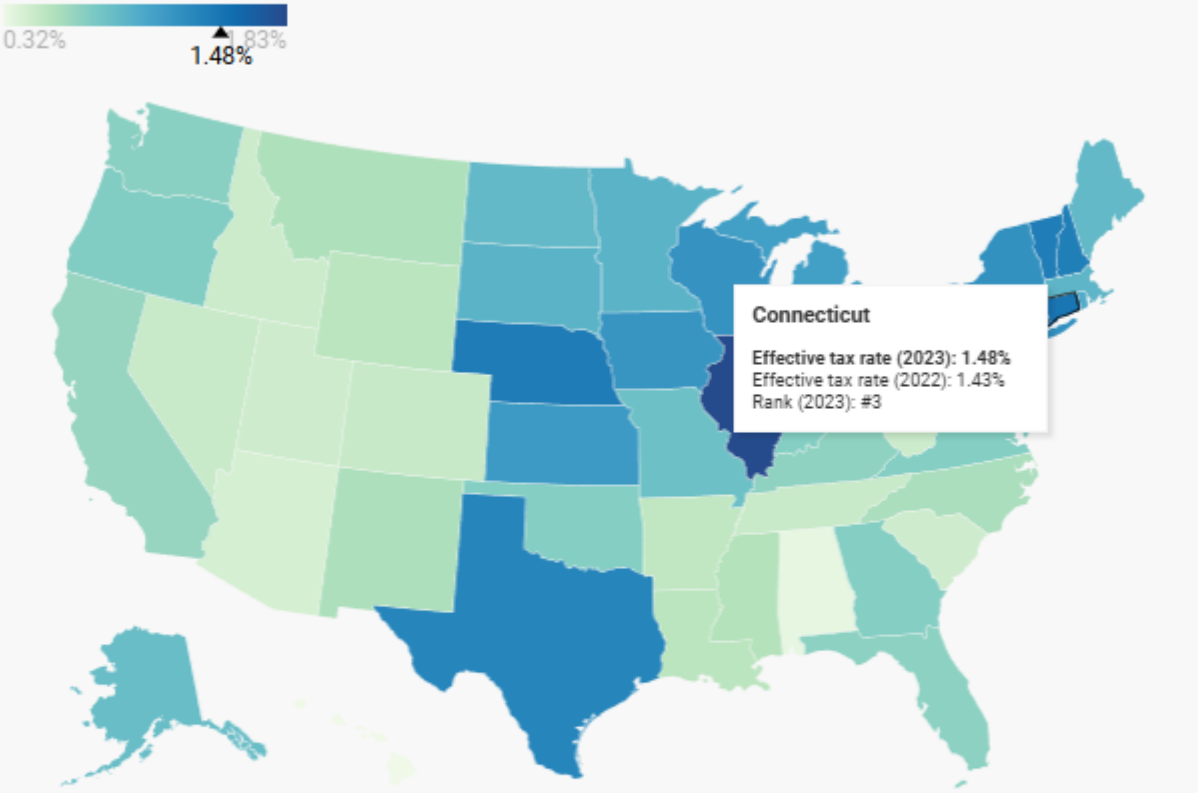
The average yearly property tax paid by Fairfield County residents amounts to about 6.06% of their yearly income. Fairfield County is ranked **34th of the 3143 counties** for property taxes as a percentage of median income.

You can use the Connecticut property tax map to the left to compare Fairfield County's property tax to other counties in Connecticut. Fairfield County collects the highest property tax in Connecticut, levying an average of **$6,221.00** *(1.3% of median home value)* yearly in property taxes, while Windham County has the lowest property tax in the state, collecting an average tax of **$2,970.00** *(1.29% of median home value)* per year.

To compare Fairfield County with property tax rates in other states, see our map of property taxes by state.

How High Are Property Taxes in Your State?

Property Taxes Paid as a Percentage of Owner-Occupied Housing Value, 2023



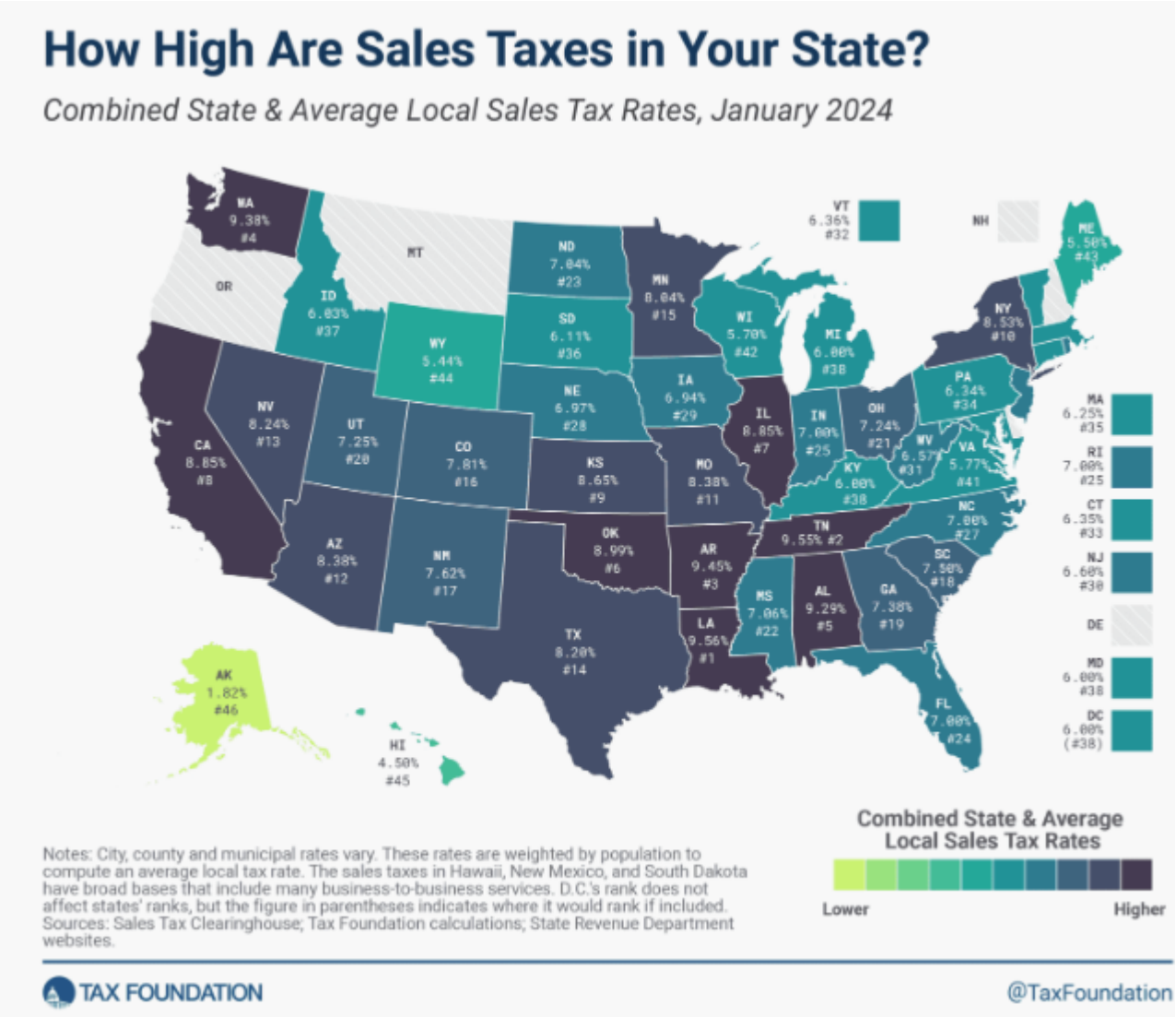
Note: The figures in this table are effective property tax rates on owner-occupied housing (total real taxes paid/total home value). As a result, the data exclude property taxes paid by businesses, renters, and others. D.C.'s rank does not affect states' ranks, but the figure in parentheses indicates where it would rank if included.
Source: US Census Bureau, *2023 American Community Survey*; Tax Foundation calculations.

Download Labeled Version

Map: Andrey Yushkov • Embed • Download image • Get the data

TAX FOUNDATION

Connecticut	Capitol Planning Region	298200	6,390	2.1429%
Connecticut	Greater Bridgeport Planning Region	397000	8,550	2.1537%
Connecticut	Lower Connecticut River Valley Planning Region	359000	6,326	1.7621%
Connecticut	Naugatuck Valley Planning Region	290800	5,926	2.0378%



2024 Sales Tax Rates: State & Local Sales Tax by State

State	State Tax Rate	Rank	Avg. Local Tax Rate	Combined Rate	Rank	Max Local Tax Rate
Alabama	4.00%	40	5.289%	9.289%	5	7.50%
Alaska	0.00%	46	1.821%	1.821%	46	7.85%
Arizona	5.60%	28	2.779%	8.379%	12	5.30%
Arkansas	6.50%	9	2.948%	9.448%	3	6.13%
California (a)	7.25%	1	1.601%	8.851%	8	4.75%
Colorado	2.90%	45	4.907%	7.807%	16	8.30%
Connecticut	6.35%	12	0.000%	6.350%	33	0.00%

Employment Data

Town LABOR FORCE ESTIMATES BY TOWN

(By Place of Residence - Not Seasonally Adjusted)

NOVEMBER 2025

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT-STAMFORD-DANBURY	**515,382**	**494,566**	**20,816**	**4.0**
BETHEL	12,031	11,562	469	3.9
BRIDGEPORT	77,887	73,734	4,153	5.3
BRIDGEWATER	897	866	31	3.5
BROOKFIELD	9,514	9,158	356	3.7
DANBURY	49,162	47,334	1,828	3.7
DARIEN	10,456	10,112	344	3.3
EASTON	3,980	3,833	147	3.7
FAIRFIELD	32,014	30,707	1,307	4.1
GREENWICH	31,305	30,169	1,136	3.6
MONROE	10,766	10,359	407	3.8
NEW CANAAN	9,392	9,074	318	3.4
NEW FAIRFIELD	6,954	6,678	276	4.0
NEW MILFORD	15,709	15,083	626	4.0
NEWTOWN	14,808	14,262	546	3.7
NORWALK	53,999	51,916	2,083	3.9
REDDING	4,308	4,139	169	3.9
RIDGEFIELD	12,517	12,040	477	3.8
SHERMAN	2,050	1,965	85	4.1
STAMFORD	81,632	78,596	3,036	3.7
STRATFORD	29,087	27,759	1,328	4.5
TRUMBULL	18,793	18,035	758	4.0
WESTON	5,360	5,200	160	3.0
WESTPORT	12,928	12,461	467	3.6
WILTON	9,854	9,525	329	3.3

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
HARTFORD-WEST HARTFORD-EAST HARTFORD	**614,886**	**588,992**	**25,894**	**4.2**
ANDOVER	1,837	1,777	60	3.3
AVON	9,638	9,312	326	3.4
BERLIN	11,488	11,088	400	3.5
BLOOMFIELD	11,684	11,152	532	4.6
BOLTON	2,705	2,622	83	3.1
CANTON	5,093	4,889	204	4.0
CHESTER	1,926	1,855	71	3.7
CLINTON	7,794	7,526	268	3.4
COLUMBIA	2,764	2,659	105	3.8
COVENTRY	6,557	6,297	260	4.0
CROMWELL	7,462	7,139	323	4.3
DURHAM	4,474	4,335	139	3.1
EAST GRANBY	2,735	2,631	104	3.8
EAST HADDAM	4,648	4,467	181	3.9
EAST HAMPTON	6,997	6,760	237	3.4
EAST HARTFORD	26,470	24,993	1,477	5.6
EAST WINDSOR	6,454	6,197	257	4.0
ELLINGTON	9,016	8,672	344	3.8
ENFIELD	21,679	20,773	906	4.2
ESSEX	3,884	3,762	122	3.1
FARMINGTON	14,960	14,418	542	3.6
GLASTONBURY	19,407	18,753	654	3.4
GRANBY	6,108	5,889	219	3.6
HADDAM	4,810	4,645	165	3.4
HARTFORD	56,848	53,307	3,541	6.2

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
HARTFORD-WEST HARTFORD-EAST HARTFORD cont...				
HEBRON	4,911	4,729	182	3.7
KILLINGWORTH	3,109	2,989	120	3.9
LYME	1,284	1,246	38	3.0
MANCHESTER	32,389	30,969	1,420	4.4
MANSFIELD	11,773	11,263	510	4.3
MARLBOROUGH	3,258	3,143	115	3.5
MIDDLEFIELD	2,311	2,222	89	3.9
MIDDLETOWN	27,132	26,053	1,079	4.0
NEW BRITAIN	37,573	35,484	2,089	5.6
NEWINGTON	17,567	16,927	640	3.6
OLD LYME	4,029	3,900	129	3.2
OLD SAYBROOK	5,764	5,556	208	3.6
PLAINVILLE	10,392	9,961	431	4.1
PORTLAND	5,127	4,944	183	3.6
ROCKY HILL	11,323	10,880	443	3.9
DEEP RIVER	2,599	2,523	76	2.9
SIMSBURY	13,242	12,780	462	3.5
SOMERS	4,991	4,810	181	3.6
SOUTHINGTON	24,629	23,747	882	3.6
SOUTH WINDSOR	14,365	13,836	529	3.7
STAFFORD	6,206	5,938	268	4.3
SUFFIELD	8,036	7,725	311	3.9
TOLLAND	8,394	8,116	278	3.3
VERNON	16,764	16,070	694	4.1
WESTBROOK	3,932	3,805	127	3.2
WEST HARTFORD	34,737	33,516	1,221	3.5
WETHERSFIELD	14,867	14,309	558	3.8
WILLINGTON	2,954	2,826	128	4.3
WINDSOR	16,588	15,897	691	4.2
WINDSOR LOCKS	7,200	6,910	290	4.0

NEW HAVEN	316,742	303,598	13,148	4.2
BETHANY	3,377	3,258	119	3.5
BRANFORD	16,497	15,834	663	4.0
EAST HAVEN	16,137	15,455	682	4.2
GUILFORD	11,428	11,015	413	3.6
HAMDEN	34,504	33,116	1,388	4.0
MADISON	9,558	9,252	306	3.2
MERIDEN	32,245	30,732	1,513	4.7
MILFORD	32,447	31,263	1,184	3.6
NEW HAVEN	71,668	68,321	3,347	4.7
NORTH BRANFORD	7,603	7,326	277	3.6
NORTH HAVEN	14,024	13,519	505	3.6
ORANGE	7,773	7,496	277	3.6
WALLINGFORD	25,419	24,472	947	3.7
WEST HAVEN	29,356	28,000	1,356	4.6
WOODBRIDGE	4,708	4,538	170	3.6

LABOR FORCE CONCEPTS

The **civilian labor force** comprises all state residents age 16 years and older classified as employed or unemployed in accordance with criteria described below. Excluded are members of the military and persons in institutions (correctional and mental health, for example).

The **employed** are all persons who did any work as paid employees or in their own business during the survey week, or who have worked 15 hours or more as unpaid workers in an enterprise operated by a family member. Persons temporarily absent from a job because of illness, bad weather, strike or for personal reasons are also counted as employed whether they were paid by their employer or were seeking other jobs. The **unemployed** are all persons who did not work, but were available for work during the survey week (except for temporary illness) and made specific efforts to find a job in the prior four weeks. Persons waiting to be recalled to a job from which they had been laid off need not be looking for work to be classified as unemployed.

LMA LABOR FORCE ESTIMATES

Labor Market Area (Not seasonally adjusted)	EMPLOYMENT STATUS	Nov 2025	Nov 2024	CHANGE NO.	CHANGE %	Oct 2025
CONNECTICUT	Civilian Labor Force	1,944,300	1,959,000	-14,700	-0.8	NA
	Employed	1,862,500	1,901,500	-39,000	-2.1	NA
	Unemployed	81,700	57,500	24,200	42.1	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Bridgeport-Stamford-Danbury	Civilian Labor Force	515,400	518,400	-3,000	-0.6	NA
	Employed	494,600	503,700	-9,100	-1.8	NA
	Unemployed	20,800	14,700	6,100	41.5	NA
	Unemployment Rate	4.0	2.8	1.2	---	NA
Hartford-W.Hartford-E.Hartford	Civilian Labor Force	614,900	618,900	-4,000	-0.6	NA
	Employed	589,000	600,700	-11,700	-1.9	NA
	Unemployed	25,900	18,200	7,700	42.3	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
New Haven	Civilian Labor Force	316,700	320,700	-4,000	-1.2	NA
	Employed	303,600	311,400	-7,800	-2.5	NA
	Unemployed	13,100	9,300	3,800	40.9	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Norwich-New London-Willimantic	Civilian Labor Force	142,700	144,000	-1,300	-0.9	NA
	Employed	136,700	139,800	-3,100	-2.2	NA
	Unemployed	6,000	4,100	1,900	46.3	NA
	Unemployment Rate	4.2	2.9	1.3	---	NA
Putnam-Northeast	Civilian Labor Force	42,700	42,700	0	0.0	NA
	Employed	40,800	41,400	-600	-1.4	NA
	Unemployed	1,900	1,300	600	46.2	NA
	Unemployment Rate	4.5	3.0	1.5	---	NA
Torrington-Northwest	Civilian Labor Force	46,900	46,900	0	0.0	NA
	Employed	45,100	45,700	-600	-1.3	NA
	Unemployed	1,900	1,200	700	58.3	NA
	Unemployment Rate	4.0	2.6	1.4	---	NA
Waterbury-Shelton	Civilian Labor Force	240,100	242,400	-2,300	-0.9	NA
	Employed	228,900	234,400	-5,500	-2.3	NA
	Unemployed	11,200	8,000	3,200	40.0	NA
	Unemployment Rate	4.7	3.3	1.4	---	NA
UNITED STATES	Civilian Labor Force	171,467,000	168,164,000	3,303,000	2.0	NA
	Employed	164,066,000	161,456,000	2,610,000	1.6	NA
	Unemployed	7,401,000	6,708,000	693,000	10.3	NA
	Unemployment Rate	4.3	4.0	0.3	---	NA

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2024.

NONFARM EMPLOYMENT ESTIMATES LMA

BRIDGEPORT-STAMFORD-DANBURY LMA

Not Seasonally Adjusted

	Nov 2025	Nov 2024	CHANGE NO.	CHANGE %	Oct 2025
TOTAL NONFARM EMPLOYMENT	**412,300**	**411,000**	**1,300**	**0.3**	**411,800**
TOTAL PRIVATE	**365,700**	**365,300**	**400**	**0.1**	**365,800**
GOODS PRODUCING INDUSTRIES	**41,500**	**41,400**	**100**	**0.2**	**41,800**
CONSTRUCTION, NAT. RES. & MINING	**15,000**	**14,500**	**500**	**3.4**	**15,000**
MANUFACTURING	**26,500**	**26,900**	**-400**	**-1.5**	**26,800**
Durable Goods	**19,800**	**19,800**	**-200**	**-1.0**	**19,800**
SERVICE PROVIDING INDUSTRIES	**370,800**	**369,600**	**1,200**	**0.3**	**370,200**
TRADE, TRANSPORTATION, UTILITIES	**68,800**	**70,000**	**-1,200**	**-1.7**	**67,000**
Wholesale Trade	13,500	13,600	-100	-0.7	13,600
Retail Trade	44,500	45,300	-800	-1.8	43,000
Transportation, Warehousing, & Utilities	10,800	11,100	-300	-2.7	10,400
INFORMATION	**12,800**	**12,700**	**-100**	**-0.8**	**12,800**
FINANCIAL ACTIVITIES	**34,500**	**34,600**	**-100**	**-0.3**	**34,600**
Finance and Insurance	29,200	29,200	0	0.0	29,300
Credit Intermediation and Related	7,100	6,900	200	2.9	7,100
Financial Investments and Related	17,200	16,800	400	2.4	17,300
PROFESSIONAL & BUSINESS SERVICES	**62,100**	**61,000**	**1,100**	**1.8**	**62,200**
Professional, Scientific	30,000	29,300	700	2.4	29,900
Administrative and Support	22,300	21,300	1,000	4.7	22,500
EDUCATION AND HEALTH SERVICES	**86,100**	**85,800**	**300**	**0.3**	**85,400**
Health Care and Social Assistance	71,300	70,600	700	1.0	70,600
LEISURE AND HOSPITALITY	**41,800**	**41,500**	**300**	**0.7**	**43,800**
Accommodation and Food Services	32,500	32,200	300	0.9	33,900
OTHER SERVICES	**18,300**	**18,300**	**0**	**0.0**	**18,400**
GOVERNMENT	**46,600**	**45,700**	**900**	**2.0**	**46,200**
Federal	2,500	2,600	-100	-3.8	2,500
State & Local	44,100	43,100	1,000	2.3	43,700

The preceding January 2026 employment data for the Bridgeport Stamford Labor Market Area (LMA) indicates an increase in civilian labor force of 1,300, persons employed. The unemployment rate for Trumbull is 4.0%. The Bridgeport-Stamford LMA unemployment rate is 4.0% which is lower than the U.S. unemployment rate of 4.3% for the same period and state of Connecticut at 4.2%.

Business Formations

FOR RELEASE AT 10:00 AM EST, DECEMBER 12, 2025

BUSINESS FORMATION STATISTICS, NOVEMBER 2025

Release Number: CB25-164

Notice: The September 2025 and October 2025 monthly Business Formation Statistics releases, originally scheduled for October 8, 2025 and November 13, 2025, have been rescheduled for release on December 12, 2025.

Notice: The annual update publication is delayed and will be applied during the January 2026 monthly release, scheduled for February 11, 2026. The annual update was originally scheduled to be released December 12, 2025. During the annual update, the Formation series are updated annually to revise information on business formations (firm births) from the Business Dynamic Statistics (BDS) program. Also, seasonal factors are recomputed and applied during the annual update, resulting in revisions to our seasonally adjusted series.

During the annual update underlying NAICS codes are typically revised each year for the previous five years when more accurate and detailed NAICS codes may be available from administrative sources. Due to significant differences between 2017 NAICS and 2022 NAICS vintages, the entire time series will be restated to 2022 NAICS during this annual update. The January 2026 monthly data publication will be the first release using 2022 NAICS.

Notice: Beginning with the January 2026 monthly release, applications associated with internet sales will be excluded from the high-propensity (HBA) and corporation (CBA) application series. This methodology change was originally scheduled to occur during the November 2025 monthly release. The HBA and CBA definitions will be updated for the entire time series. This update is associated with the periodic evaluation of the characteristics associated with high-propensity applications and their likelihood to turn into a business formation.

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December 12, 2025 — The U.S. Census Bureau announced the following seasonally adjusted business application and formation statistics for November 2025. The Business Application Series describe the business applications for tax IDs as indicated by applications for an Employer Identification Number (EIN) through filings of the IRS Form SS-4. The Business Formation Series describe employer business formations as indicated by the first instance of payroll tax liabilities for the corresponding business applications.

BUSINESS APPLICATIONS

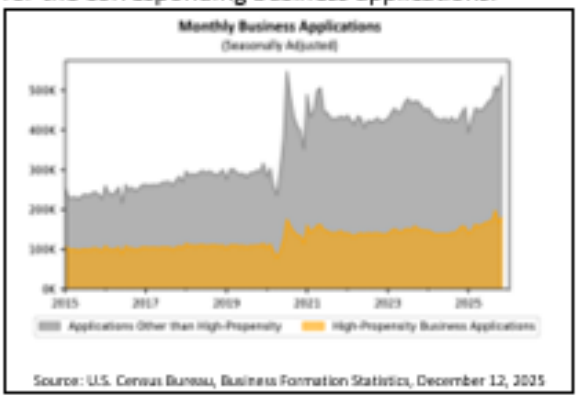
U.S. Business Applications:	NOV 2025	NOV 2025 / OCT 2025
Total	535,041	7.1%*
High-Propensity	179,378	7.1%*
With Planned Wages	38,327	3.9%*
From Corporations	81,014	6.0%*

Next release: January 14, 2026

[*] Statistical significance is not applicable or not measurable.

Data adjusted for seasonality.

Source: U.S. Census Bureau, Business Formation Statistics, December 12, 2025



Source: U.S. Census Bureau, Business Formation Statistics, December 12, 2025

Business Applications - At a Glance

		US	Northeast	Midwest	South	West
Total	NOV 2025	535,041	71,527	99,702	240,820	122,992
	NOV 2025 / OCT 2025	+7.1%	+5.3%	+8.7%	+7.2%	+6.7%
High-Propensity	NOV 2025	179,378	25,822	32,164	80,465	40,927
	NOV 2025 / OCT 2025	+7.1%	+7.9%	+5.9%	+8.7%	+4.4%
With Planned Wages	NOV 2025	38,327	5,472	6,747	16,272	9,836
	NOV 2025 / OCT 2025	+3.9%	+3.1%	+1.7%	+5.7%	+2.9%
From Corporations	NOV 2025	81,014	13,271	14,491	33,693	19,559
	NOV 2025 / OCT 2025	+6.0%	+15.0%	+1.7%	+6.1%	+3.8%

Details may not equal totals due to rounding. Regions defined by Census Bureau Geography Program. Statistical significance is not applicable or not measurable.

Data adjusted for seasonality. Green Percentage changes are greater than zero (+). Red Percentage changes are less than zero (-). Z = absolute value < 0.05.

Business Applications

Business Applications for November 2025, adjusted for seasonal variation, were 535,041, an increase of 7.1 percent compared to October 2025.

Data Inquiries
Economic Indicators Division, Business Formation Statistics
301-763-2000
eid.bfs@census.gov

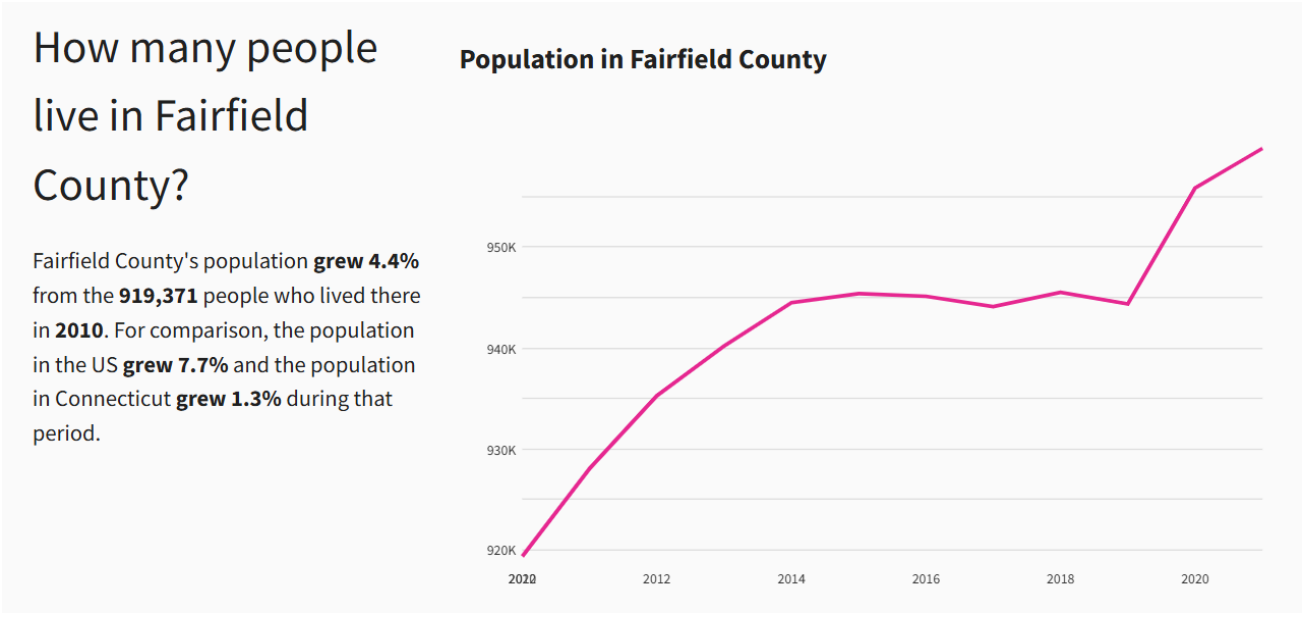
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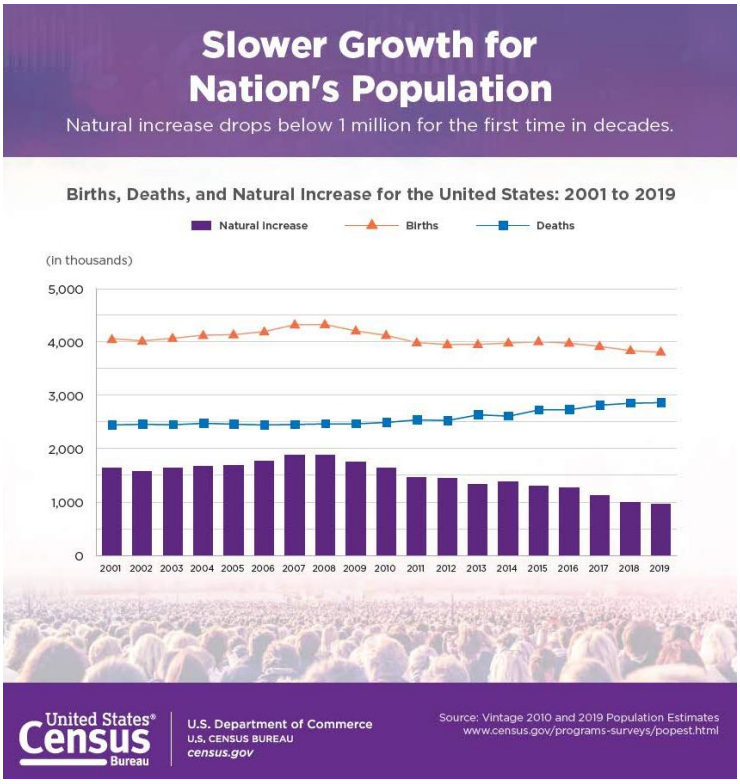
State Economic Indicators

Migration

Where CT residence moved:



Source: USA Facts



CONNECTICUT
Public Health

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Health Statistics and Surveillance,

Surveillance Analysis and Reporting Unit

Ned Lamont
Governor

Manisha Juthani, MD
Commissioner

ESTIMATED POPULATIONS IN CONNECTICUT AS OF JULY 1, 2024

The 2024 population estimates for Connecticut and its county-equivalent planning regions, towns, and incorporated places were prepared for distribution by the Connecticut Department of Public Health (DPH).

Method of Estimation

Town population estimates for July 1, 2024, were released by the U.S. Census Bureau's Population Estimates Program in May 2025.[1,2,3] Vintage 2024 is the third estimate release from the Census Bureau that uses the county-equivalent planning regions in lieu of historical counties.[4] Vintage 2024 estimates for state, county-equivalent planning region, town, and borough were adopted as official state population estimates without modification.

Each year, the Census Bureau's Population Estimates Program utilizes current data on births, deaths, migration, and group quarters to calculate population change over time to produce a post-censal time series of population estimates that begins with the April 1, 2020, census and extends through the vintage year. The Population Estimates Program continues to revise its methods for estimating post-censal population estimates.[1,2,5-9] The Vintage 2024 release reflects a revised methodology for estimating Net International Migration (NIM) to account for recent increases in humanitarian migrants at the national level.[7]

2024 Population Estimates

The July 1, 2024, population estimate for the state of Connecticut is 3,675,069.[1,2] Connecticut's 2024 population is 57,893 persons (1.6%) higher than the July 1, 2023, certified population of 3,617,176.[8]

ESTIMATED POPULATION OF CONNECTICUT AS OF JULY 1, 2024

Estimated Population	Change from 2023 Certified Population	
	Number	Percent
3,675,069	57,893	1.6

ESTIMATED POPULATIONS IN CONNECTICUT AS OF JULY 1, 2024

	2024 Estimated Population	Change from 2023 Certified Population	
		Number	Percent
State			
CONNECTICUT	3,675,069	57,893	1.60
County-equivalent			
CAPITOL PLANNING REGION	991,508	16,180	1.66
GREATER BRIDGEPORT PLANNING REGION	335,666	8,015	2.45
LOWER CONNECTICUT RIVER VALLEY PLANNING REGION	177,540	1,325	0.75
NAUGATUCK VALLEY PLANNING REGION	462,220	6,092	1.34
NORTHEASTERN CONNECTICUT PLANNING REGION	97,701	1,009	1.04
NORTHWEST HILLS PLANNING REGION	114,101	638	0.56
SOUTH CENTRAL CONNECTICUT PLANNING REGION	576,718	8,560	1.51
SOUTHEASTERN CONNECTICUT PLANNING REGION	282,602	2,968	1.06
WESTERN CONNECTICUT PLANNING REGION	637,013	13,106	2.10
Town			
TRUMBULL	38,073	804	2.16

Birth Rates

The Center for Disease Control (CDC) 2025 table below demonstrates the birth rate (Women aged 15 to 44) for Connecticut at less than 50.2 births per thousand. It is in the lowest of the ranges and below the US rate of 11.99%. The Kaiser Foundation cited in a 2017 report the three reasons for a declining rate: 1) Teenage pregnancy is dropping, 2) Younger women are delaying motherhood and 3) about a third of young women do not want children at all. In addition, Connecticut has a lower rate of marriage of 5.6 vs. US rate of 6.9 per thousand with an average first birth age of 27.3.

Key health measures

Health measure	
Fertility rate	**50.2** births per 1,000 females 15–44 years of age
Teen birth rate	**6.8** births per 1,000 females 15–19 years of age
Infant mortality rate	**4.49** infant deaths per 1,000 live births
Life expectancy at birth **(in 2021)**	**79.2** years
Marriage rate	**6.2** per 1,000
Divorce rate	**2.6** per 1,000
Leading cause of death	**Heart disease**
Drug overdose death rate	**35.2** per 100,000 [A]
Firearm injury death rate	**6.2** per 100,000 [A]
Homicide rate	**4.5** per 100,000 [A]

Connecticut

Connecticut birth rate is in the lower end of the spectrum at about 52.1 per one thousand women. Source: CDC 2023

Birth Rates-Continued

As of 2024, the overall average age to have a baby in the U.S. was 27.5 years, according to data from the Center for Disease Control. The CDC chart below indicates that a mother's first birth age has remained the same 35.9 years of age 2024. in 2021. It can be estimated that a child will enter kindergarten at about age 6. It can be inferred that the mothers' age would be about age 42 at the start of kindergarten, about the age Millennials would be seeking to purchase their first home.

Vital Statistics Surveillance Report

Table 4. Total number of births, by state of residence, provisional 2024, and percentage of cesarean delivery and preterm births, by state of residence: United States, each state and territory, final 2023 and provisional 2024

[By place of residence. Data are based on a continuous file of records received from the states]

Area	Total number of births, 2024	Total cesarean		Low-risk cesarean[1]		Late preterm[2]		Preterm[3]	
		2024	2023	2024	2023	2024	2023	2024	2023
		Percent							
United States[4]	3,622,673	32.4	32.3	26.6	26.6	7.69	7.64	10.41	10.41
Alabama	57,857	34.7	34.2	28.0	28.3	9.39	9.51	12.74	12.91
Alaska	8,928	23.3	24.0	19.7	20.5	7.49	7.87	10.04	10.27
Arizona	78,680	29.5	29.0	24.2	23.4	7.24	7.32	9.66	9.87
Arkansas	35,272	34.1	33.8	27.9	26.9	9.04	8.89	12.13	12.09
California	401,515	31.9	31.5	26.2	25.9	6.80	6.79	9.08	9.16
Colorado	64,277	27.9	27.5	22.6	23.1	7.44	7.20	9.96	9.70
Connecticut	34,582	35.9	35.0	30.6	30.0	7.14	6.66	9.83	9.34
Delaware	10,421	33.5	31.5	28.1	24.2	7.33	7.63	10.54	10.44
District of Columbia	7,601	36.3	34.1	31.6	29.7	8.03	7.27	11.74	10.77
Florida	224,267	36.3	36.2	30.1	29.9	7.78	7.75	10.70	10.72

Births, Deaths, Fetal Deaths, and Marriages Calendar Year 2023 Report Date May 2025 - Trumbull CT

The table below indicates for the most recent data available Trumbull experienced a birth rate per thousand population 8.9, Fairfield County 10.4 and the state of Connecticut 9.8.

TABLE 3:

Births and Birth Rates by Place of Residence and Mother's Race and Ethnicity and Births by Place of Occurrence, 2023p

GEOGRAPHY	Resident Births[a]			Resident Births[a] by Mother's Race and Ethnicity[c,d]					Occurrent Births[b]
	Total	2023 Estimated Population	Rate per 1,000 Population	White, non-Hispanic	Black, non-Hispanic	Other races, non-Hispanic	Hispanic, any race	Unknown	Total
STATE									
Connecticut	34,568	3,617,176	9.6	17,884	4,025	2,815	9,800	44	35,553
COUNTY									
Fairfield County	10,145	963,780	10.5	4,915	1,099	740	3,386	5	12,005
Hartford County	8,730	898,478	9.7	4,055	1,364	878	2,419	14	10,891
Litchfield County	1,440	186,551	7.7	1,063	28	73	276	0	617
Middlesex County	1,304	166,110	7.9	964	79	94	167	0	860
New Haven County	8,324	865,717	9.6	3,694	1,196	672	2,749	13	8,563
New London County	2,472	268,518	9.2	1,586	179	213	493	1	2,193
Tolland County	1,093	150,906	7.2	808	62	95	126	2	16
Windham County	1,055	117,116	9.0	798	18	50	184	5	408
Unknown County	5	-	0.0	1	0	0	0	4	0
HEALTH DISTRICT[h]									

Psychographics & Facts

The State of Connecticut is currently in the midst of a financial conundrum on how to grow the economy, retain major employers, and meet its financial obligations vs not raising taxes, stop the flight of businesses, population and skilled labor.

Adverse psychographs are resulting in economic decline and from the current financial crisis, the loss of major business leaving the State of Connecticut after GE the relocation of their Fairfield corporate headquarters to Boston, MA. In addition, the 2015 sale of Sikorsky Aircraft to Marietta- Martin had only resulted in a five- year commitment to remain in the state for the 8,700 employees. But finally, some good news! Marietta-Martin/Sikorsky Aircraft, located about six miles to the north-east of the subject property, announced in 2018 that they will stay located in Stratford, CT location for the next 16 years and produce about 200 CH-53K helicopters. Full production in 2020. In addition, in 2019 Sikorsky announced a $107 Million dollar contract for 6 CH-53K helicopters and in February 2020 a contract for 6 presidential helicopters. In April 2023 Sikorsky landed a $2.7 Billion Navy contract. In September 2025 Sikorski received a five year contract to build up to 99 CH-53K lift helicopters. This bodes well for Fairfield County and the area labor force it draws from. Some good news in 2023 is the number of contracts awarded Electric Boat in Groton and Sikorsky's in Trumbull ensuring employment into the future and the impact to their suppliers and Connecticut support manufactures. A report in February 2025 Electric Boat hired 400 new employes and in a December 2025 article expounded he increased Electric Boat hiring is positively impacting economic growth in the area.

Coverage in the news media was focusing on the adverse budget impact and potential business loss, which has had a major negative impact on the image of the State. When actual data demonstrating flight of population, increased taxes, adverse business climate is consistently in the news, the psychographics of the state is one of "why would anyone want to work or live there when better option for employment and lower cost of living alternatives exist". Why is this important to this analysis?

1) Psychographics- It is difficult to overcome a poor image. It will take years to rebuild if and only if there are a reversal of employment opportunities and the cost of living in Connecticut improves. This impacts on real estate demand.
2) As the cost-of-living increases and wages advance moderately or remain static, it impacts on disposable income. Reduced disposable income results in the decline in threshold income available for housing.
3) Job retention maintains population and new jobs grow population, hence residential demand.

Threshold income for the residential segment of the market is the level of income required to rent or purchase a property. As one's disposable income increases, it raises the household threshold income and the ability to purchase or rent the ability to live in more expensive and better-quality apartments. The announcement of Sikorsky to stay and an increase of its labor force to about 8,000 employees from its approximate 7,000 level adds a level of economic stability to the region. It also ensures retention of the existing labor force, subcontractors, and disposable income levels. In addition, United technologies have recently announced that it will increase its Pratt & Whitney aircraft engine division employment due to new contracts. The same holds true for Electric boat in Groton, CT who announced a major submarine contract and an increase in employment. This additional employment will positively impact their current subcontractors and related service industries.

The subject property is about 10 miles from Sikorsky Aircraft or about 20-minute drive time. A major employer such as Sikorsky has a positive impact on the proposed residential condominium development due to its proximity to major employers and surrounding labor nodes.

Births and Natality

Data are for the U.S.

- Number of births: 3,664,292
- Birth rate: 11.0 per 1,000 population
- Fertility rate: 56.3 births per 1,000 women aged 15-44
- Percent born low birthweight: 8.52%
- Percent born preterm: 10.49%
- Percent unmarried: 40.0%
- Mean age at first birth: 27.3

Source: Births: Final Data for 2021, tables 1, 9, 11, and 13 [PDF – 1 MB]

Psychographics & Facts

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Regional Data

The focus of this analysis is Trumbull, Connecticut (CT) which is in Fairfield County and the Greater Bridgeport Planning Region. Trumbull is impacted more directly by its economic planning region than the entire State. Studying the Planning region is more meaningful.

Greater Bridgeport Planning Region

Demographic and Income Profile

Greater Bridgeport Planning Region, CT
Greater Bridgeport Planning Region, CT (09120)
Geography: County

Summary	Census 2020	2025	2030
Total Population	325,778	329,143	330,858
Total Households	117,433	120,814	122,983
Family Households	81,121	82,380	83,577
Average Household Size	2.69	2.64	2.61
Owner Occupied Housing Units	72,230	75,937	78,444
Renter Occupied Housing Units	45,203	44,877	44,539
Median Age	38.8	39.5	40.3

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.0%	0.4%
Households	0.4%	0.2%	0.6%
Family Population	0.3%	0.2%	0.5%
Owner Occupied Housing Units	0.7%	0.5%	0.0%
Median Household Income	2.0%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,543	5.4%	17,224	5.2%	17,037	5.2%
5-9	19,964	6.1%	18,895	5.7%	17,712	5.3%
10-14	22,770	7.0%	20,458	6.2%	19,594	5.9%
15-19	25,672	7.9%	25,673	7.8%	23,548	7.1%
20-24	22,542	6.9%	23,027	7.0%	23,105	7.0%
25-29	18,351	5.6%	21,058	6.4%	21,310	6.4%
30-34	20,120	6.2%	19,674	6.0%	21,774	6.6%
35-39	20,967	6.4%	20,850	6.3%	20,240	6.1%
40-44	20,538	6.3%	21,531	6.5%	21,287	6.4%
45-49	20,731	6.4%	20,405	6.2%	21,368	6.5%
50-54	22,718	7.0%	20,706	6.3%	20,055	6.1%
55-59	23,136	7.1%	21,425	6.5%	19,426	5.9%
60-64	20,503	6.3%	21,221	6.5%	19,953	6.0%
65-69	15,780	4.8%	18,285	5.6%	19,149	5.8%
70-74	12,364	3.8%	13,888	4.2%	16,279	4.9%
75-79	8,797	2.7%	10,568	3.2%	12,149	3.7%
80-84	5,996	1.8%	7,021	2.1%	8,565	2.6%
Age 85+	7,286	2.2%	7,234	2.2%	8,307	2.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2026 Esri

Demographic and Income Profile | Greater Bridgeport Planning Region, CT | Geography: County

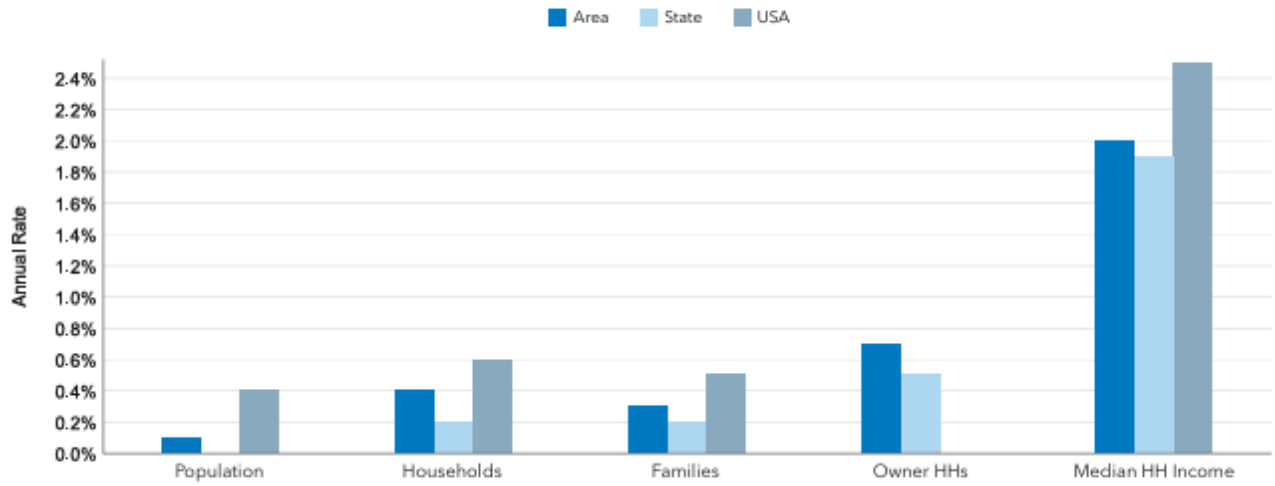
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	5,673	4.7%	5,370	4.4%
$10,000-14,999	4,547	3.8%	4,064	3.3%
$15,000-19,999	3,340	2.8%	2,862	2.3%
$20,000-24,999	3,424	2.8%	2,994	2.4%
$25,000-29,999	2,982	2.5%	2,622	2.1%
$30,000-34,999	3,888	3.2%	3,489	2.8%
$35,000-39,999	4,105	3.4%	3,663	3.0%
$40,000-44,999	3,496	2.9%	3,276	2.7%
$45,000-49,999	2,471	2.0%	2,261	1.8%
$50,000-59,999	5,945	4.9%	5,298	4.3%
$60,000-74,999	8,309	6.9%	8,035	6.5%
$75000-99999	11,843	9.8%	11,741	9.6%
$100,000-124,999	11,418	9.4%	11,599	9.4%
$125,000-149,999	9,363	7.8%	9,722	7.9%
$150000-199999	12,072	10.0%	13,065	10.6%
$200,000-249,999	8,101	6.7%	9,615	7.8%
$250,000-299,999	4,930	4.1%	6,266	5.1%
$300,000-399,999	7,127	5.9%	8,096	6.6%
$400,000-499,999	3,127	2.6%	3,792	3.1%
$500,000+	4,653	3.9%	5,153	4.2%
Median Household Income	$100,682	-	$111,252	-
Average Household Income	$148,323	-	$161,533	-
Per Capita Income	$54,575	-	$60,175	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	166,574	51.1%	158,653	48.2%	153,238	46.3%
Black Alone	65,297	20.0%	72,088	21.9%	73,529	22.2%
American Indian	1,744	0.5%	2,053	0.6%	2,141	0.7%
Asian Alone	11,946	3.7%	12,287	3.7%	13,122	4.0%
Pacific Islander	164	0.1%	183	0.1%	188	0.1%
Some Other Race	44,540	13.7%	46,384	14.1%	49,012	14.8%
Two or More Races	35,513	10.9%	37,495	11.4%	39,628	12.0%
Hispanic (Any Race)	84,185	25.8%	89,163	27.1%	94,406	28.5%

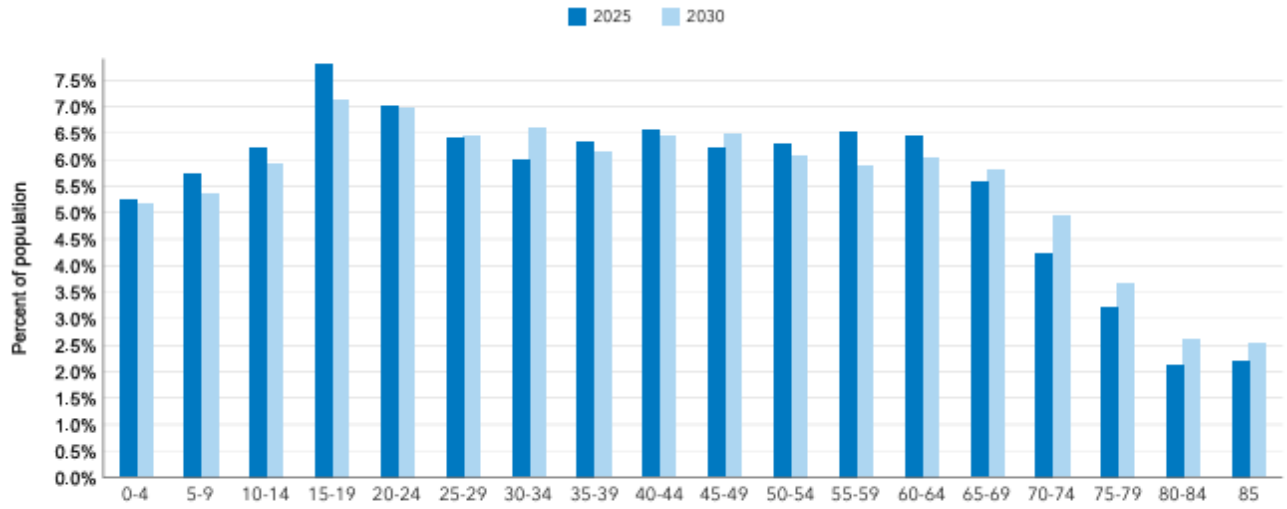
Key Indicators for 2025

329,143	120,814	2.64	39.5	302,630
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



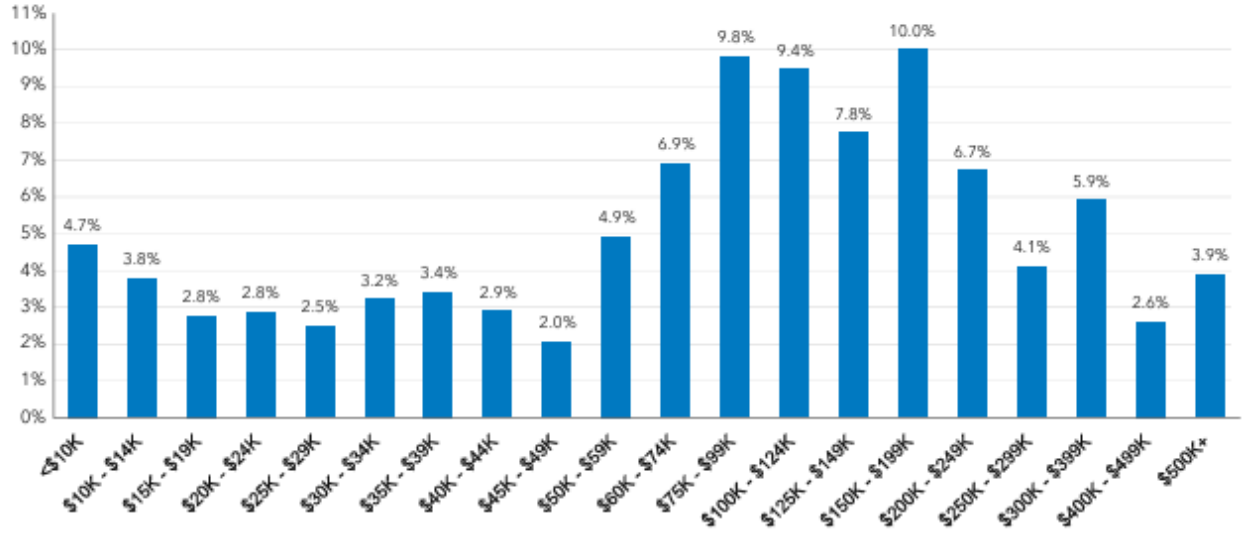
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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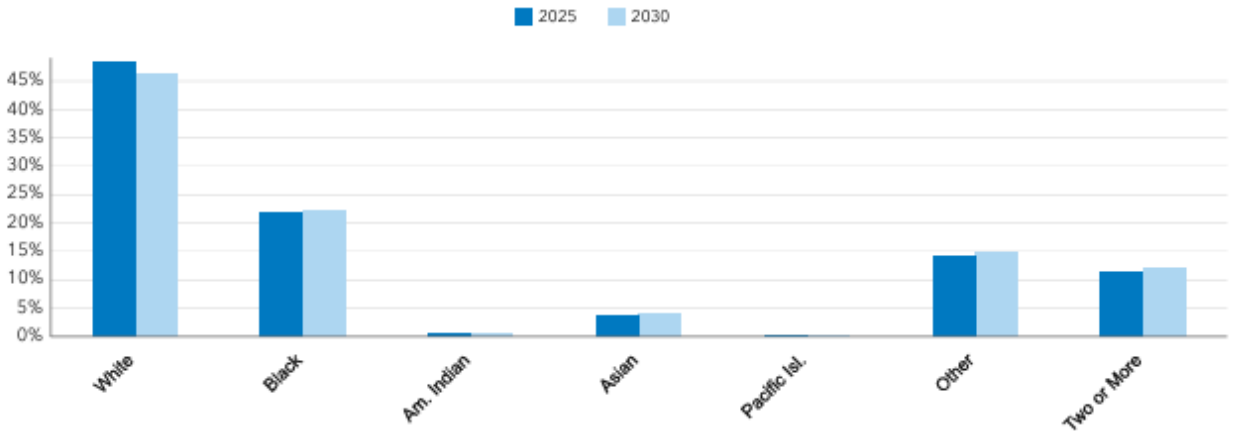
Key Indicators for 2025

$100,682	$310,747	142	73	81
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

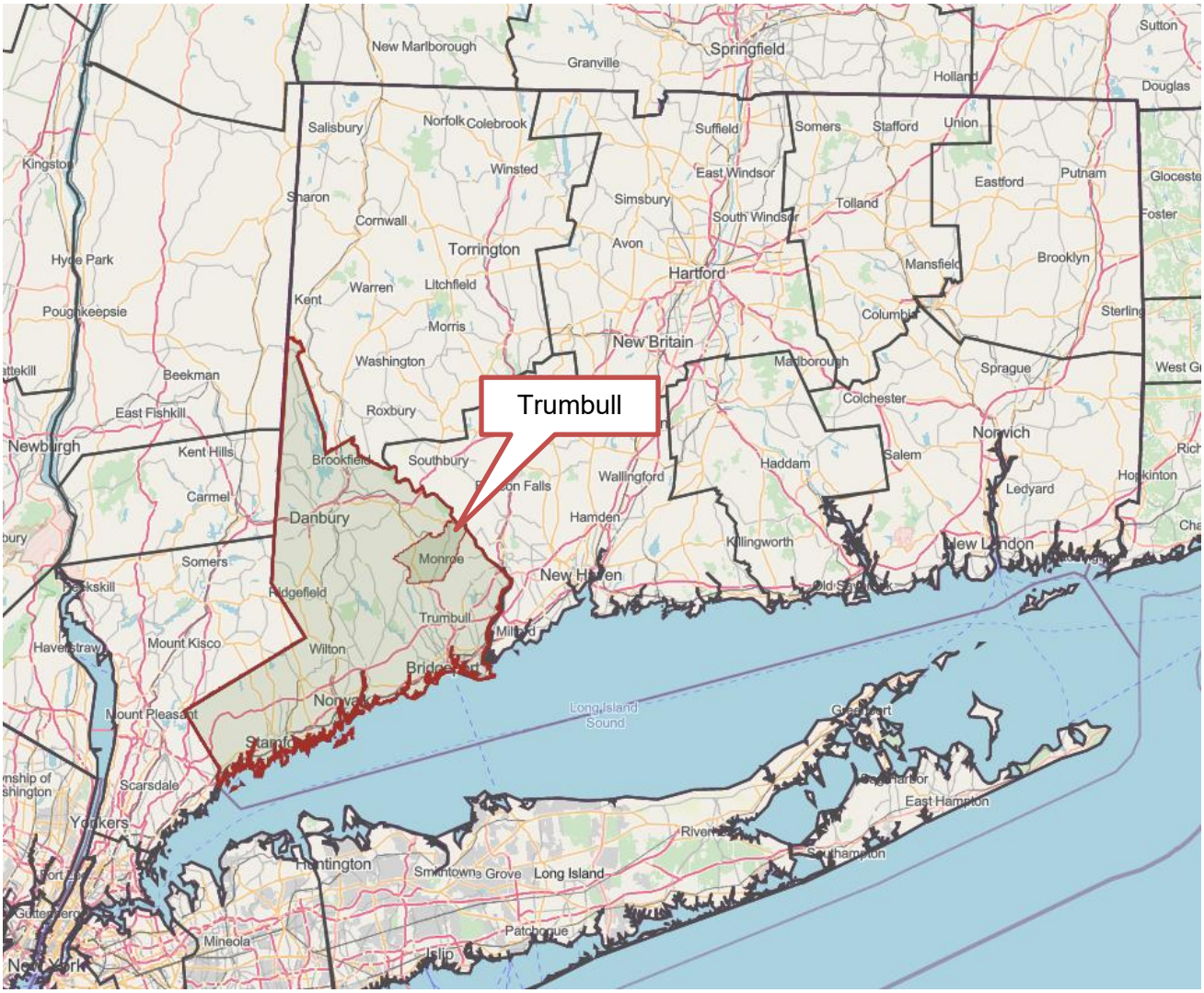
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Community Data- Trumbull CT

Trumbull is an incorporated town in southwestern Connecticut. It is a community that is located in Fairfield County Connecticut and is a regional bedroom community to Stamford and other Connecticut employment nodes including New York City. Trumbull is flanked on the east by Shelton and Stratford and on the west by Easton, and to the south Bridgeport. Trumbull enjoys the influences of an upscale and middle-class community.

Trumbull's close proximity to Stamford and Norwalk, two major employment nodes, makes Trumbull one of the more desirable places to reside in the Fairfield area. Trumbull enjoys access to I-95 via CT RT 25 to the south and CT routes 15, two major limited access highways roads. Limited bus service is available to Trumbull.

Study Municipality- Trumbull CT



TRUMBULL TOWN PROFILE-CERC

2025 Town Profile 1 / 2

Trumbull, Connecticut

General

ACS, 2019–2023

	Trumbull	State
Current Population	36,928	3,598,348
Land Area mi^2	23	4,842
Population Density *people per mi^2*	1,589	743
Number of Households	11,886	1,420,170
Median Age	42	41
Median Household Income	$163,227	$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Health Care and Social Assistance	2,601	
Nursing and Residential Care Facilities		*44%*
2 Retail Trade	1,689	
General Merchandise Retailers		*31%*
3 Manufacturing	860	
Miscellaneous Mfg		*47%*
4 Accommodation and Food Services	843	
Food Services and Drinking Places		*95%*
5 Professional, Scientific, and Tech Svc	833	
Professional, Scientific, and Tech Svc		*100%*
Total Jobs, All Industries	8,979	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	320	418	434	504	452

Total Active Businesses 3,676

Key Employers

Data from Municipalities, 2025

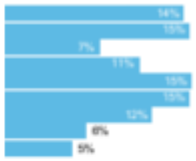
1. Lockheed Martin/Helicopter Company
2. Henkel Corporation
3. Image First Healthcare Laundry
4. Unilever
5. Cooper Surgical

Demographics

ACS, 2019–2023

Age Distribution

		State
Under 10	5,256	10%
10 to 19	5,423	13%
20 to 29	2,752	13%
30 to 39	3,919	13%
40 to 49	5,480	12%
50 to 59	5,424	14%
60 to 69	4,318	13%
70 to 79	2,389	8%
80 and over	1,967	4%



Race and Ethnicity

	State
Asian	5%
Black	10%
Hispanic or Latino'a	18%
White	63%
Other	5%

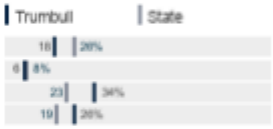


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



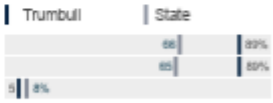
Educational Attainment



Housing

ACS, 2019–2023

	Trumbull	State
Median Home Value	$495,300	$343,200
Median Rent	$2,292	$1,431
Housing Units	12,468	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Trumbull School District	PK-12	6,943	201	96%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Trumbull School District	72%	74%
Statewide	44%	49%

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Trumbull, Connecticut

Labor Force

CT Department of Labor, 2024

	Trumbull	State
Employed	17,239	1,842,285
Unemployed	592	67,181
Unemployment Rate	3 | 4%	
Self-Employment Rate*	10 | 10%	

*ACS, 2019–2023

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Trumbull	State
Mean Commute Time *	33 min	26 min
No Access to a Car	3 | 9%	
No Internet Access	5 | 7%	

Commute Mode

Public Transport	3 | 3%
Walking or Cycling	0 | 3%
Driving	75 | 78%
Working From Home *	14 | 20%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	-

** 5 year estimates include pre-pandemic data*

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	$196,589,324
Property Tax Revenue	$167,150,646
per capita	$4,501
per capita, as % of state avg.	137%
Intergovernmental Revenue	$21,933,857
Revenue to Expenditure Ratio	99%

Municipal Expenditure

Total Expenditure	$199,085,188
Educational	$131,190,222
Other	$67,894,966

Grand List

Equalized Net Grand List	$8,285,932,941
per capita	$223,130
per capita, as % of state avg.	125%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	35.42
Equalized Mill Rate	20.13

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AA+
Total Indebtedness	$111,006,312
per capita	$2,989
per capita, as % of state avg.	102%
as percent of expenditures	56%
Annual Debt Service	$12,176,800
as % of expenditures	6%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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Town, Planning Region, County, State & US Demographics

Benchmark Demographics

Trumbull town, CT



Generations	Trumbull town, CT	Bridgeport Planning	Counties Greater Bridgeport Planning Region	States Connecticut	United States of America United States
Generation Alpha (Aged 0-2)	3,942	32,180	32,180	322,118	33,916,499
Generation Z (Aged 3-20)	8,700	81,467	81,467	793,649	78,029,219
Millennial (Aged 21-37)	7,630	74,743	74,743	834,859	82,287,256
Generation X (Aged 38-54)	8,395	66,841	66,841	726,417	65,062,307
Baby Boomer (Aged 55-73)	7,527	59,657	59,657	751,922	65,923,846
Silent & Greatest (Aged 73 or more)	2,341	14,255	14,255	179,907	14,668,692

Household Income	Trumbull town, CT	Bridgeport Planning Region,	Counties Greater Bridgeport	States Connecticut	United States of America United States
<$15,000	3.5%	8.5%	8.5%	7.8%	8.3%
$15,000-$24,999	2.7%	5.6%	5.6%	5.2%	5.9%
$25,000-$34,999	1.8%	5.7%	5.7%	5.2%	6.3%
$35,000-$49,999	4.0%	8.3%	8.3%	8.1%	9.8%
$50,000-$74,999	6.2%	11.8%	11.8%	13.5%	15.6%
$75,000-$99,999	6.5%	9.8%	9.8%	12.0%	12.5%
$100,000-$149,999	17.5%	17.2%	17.2%	17.6%	17.8%
$150,000-$199,999	16.2%	10.0%	10.0%	11.3%	9.8%
$200,000+	41.5%	23.1%	23.1%	19.3%	14.0%

Key Facts	Trumbull town, CT	Bridgeport Planning Region,	Counties Greater Bridgeport	States Connecticut	United States of America United States
Population	38,535	329,143	329,143	3,608,872	339,887,819
Daytime Population	37,173	302,630	302,630	3,557,093	338,218,372
Employees	20,404	173,649	173,649	1,945,773	167,630,539
Households	13,363	120,814	120,814	1,451,347	132,422,916
Average HH Size	2.85	2.64	2.64	2.42	2.50
Median Age	43.1	39.5	39.5	41.8	39.6
Housing Facts					
Median Home Value	538,610	454,970	454,970	407,234	370,578
Owner Occupied %	85.4%	62.9%	62.9%	65.3%	64.2%
Renter Occupied %	14.6%	37.1%	37.1%	34.7%	35.8%
Total Housing Units	13,954	128,266	128,266	1,560,165	146,800,552
Income Facts					
Median HH Income	$169,975	$100,682	$100,682	$95,275	$81,624
Per Capita Income	$72,585	$54,575	$54,575	$55,691	$45,360
Median Net Worth	$1,239,068	$310,747	$310,747	$318,789	$228,144

CCIM Institute
Commercial Real Estate's Global Standard for Professional Achievement

Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS
Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

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Benchmark Demographics

Trumbull town, CT

Occupation by Industry	Trumbull town, CT	Bridgeport Planning	Counties Bridgeport	States Connecticut	United States of America United States
Ag/Forestry/Fishing	0.3%	0.2%	0.2%	0.4%	1.1%
Mining/Oil & Gas	0.1%	0.0%	0.0%	0.0%	0.3%
Construction	4.7%	6.8%	6.8%	6.2%	7.0%
Manufacturing	10.6%	8.2%	8.2%	10.3%	9.6%
Wholesale Trade	1.5%	1.5%	1.5%	1.6%	1.9%
Retail Trade	7.7%	10.3%	10.3%	9.7%	10.4%
Transport & Warehousing	2.5%	4.3%	4.3%	3.9%	5.0%
Utilities	1.6%	0.6%	0.6%	0.7%	0.9%
Information	2.6%	2.0%	2.0%	1.9%	1.8%
Finance & Insurance	8.1%	6.6%	6.6%	6.9%	4.9%
Real Estate & Leasing	0.9%	1.3%	1.3%	1.4%	1.7%
Prof & Technical Services	14.0%	8.8%	8.8%	8.3%	8.4%
Management of Companies	0.1%	0.2%	0.2%	0.1%	0.2%
Admin & Waste Mgmt	4.7%	5.5%	5.5%	4.4%	4.5%
Educational Services	12.8%	10.2%	10.2%	11.6%	9.4%
Health Care & Social Assist	13.6%	18.3%	18.3%	16.5%	14.5%
Arts/Entertainment/Recreation	1.7%	2.1%	2.1%	2.5%	2.2%
Accom & Food Services	4.2%	5.7%	5.7%	5.4%	6.6%
Other Services	3.1%	4.3%	4.3%	4.2%	4.7%
Public Administration	5.2%	3.2%	3.2%	3.8%	5.0%

Occupation by Industry	Trumbull town, CT	Bridgeport Planning	Counties Bridgeport	States Connecticut	United States of America United States
Ag/Forestry/Fishing	62	368	368	7,802	1,809,303
Mining/Oil & Gas	10	13	13	285	551,845
Construction	962	11,780	11,780	121,007	11,691,394
Manufacturing	2,164	14,147	14,147	200,034	16,045,557
Wholesale Trade	308	2,569	2,569	31,556	3,261,622
Retail Trade	1,564	17,931	17,931	188,851	17,402,082
Transportation & Warehousing	512	7,431	7,431	75,771	8,347,906
Utilities	334	1,021	1,021	13,821	1,506,012
Information	537	3,470	3,470	37,539	3,056,154
Finance & Insurance	1,644	11,490	11,490	134,749	8,142,627
Real Estate & Leasing	189	2,280	2,280	26,311	2,796,722
Prof & Tech Services	2,856	15,293	15,293	162,424	14,048,795
Management of Companies	29	409	409	3,005	260,253
Admin & Waste Mgmt	958	9,480	9,480	86,413	7,614,480
Educational Services	2,602	17,790	17,790	225,800	15,710,947
Health Care & Social Assist	2,764	31,695	31,695	321,453	24,278,285
Arts/Entertainment/Recreation	350	3,573	3,573	47,988	3,695,292
Accom & Food Services	864	9,845	9,845	105,773	11,070,283
Other Services	643	7,492	7,492	81,325	7,889,471
Public Administration	1,052	5,572	5,572	73,866	8,451,509

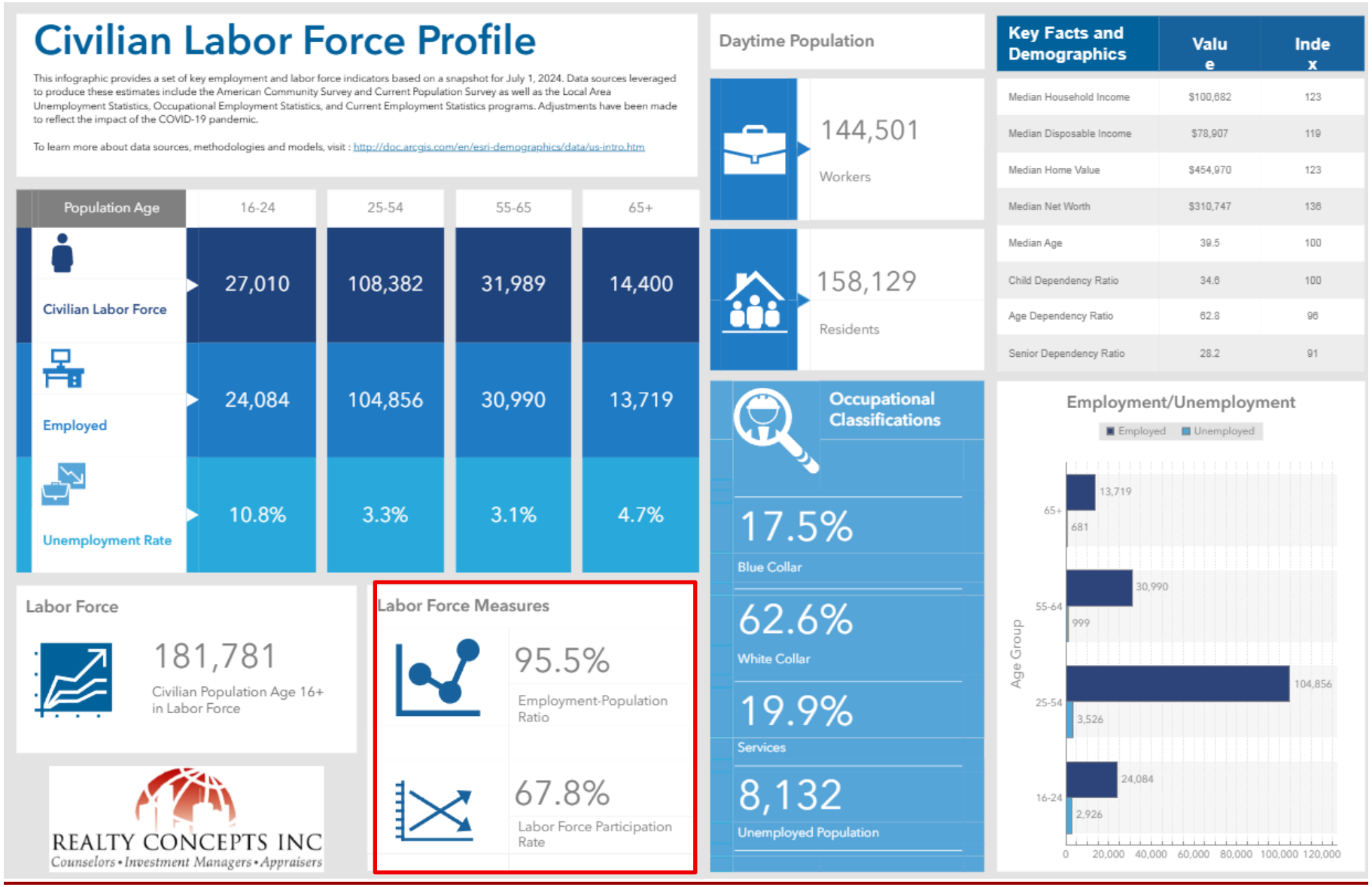
CCIM Institute
Commercial Real Estate's Global Standard for Professional Achievement

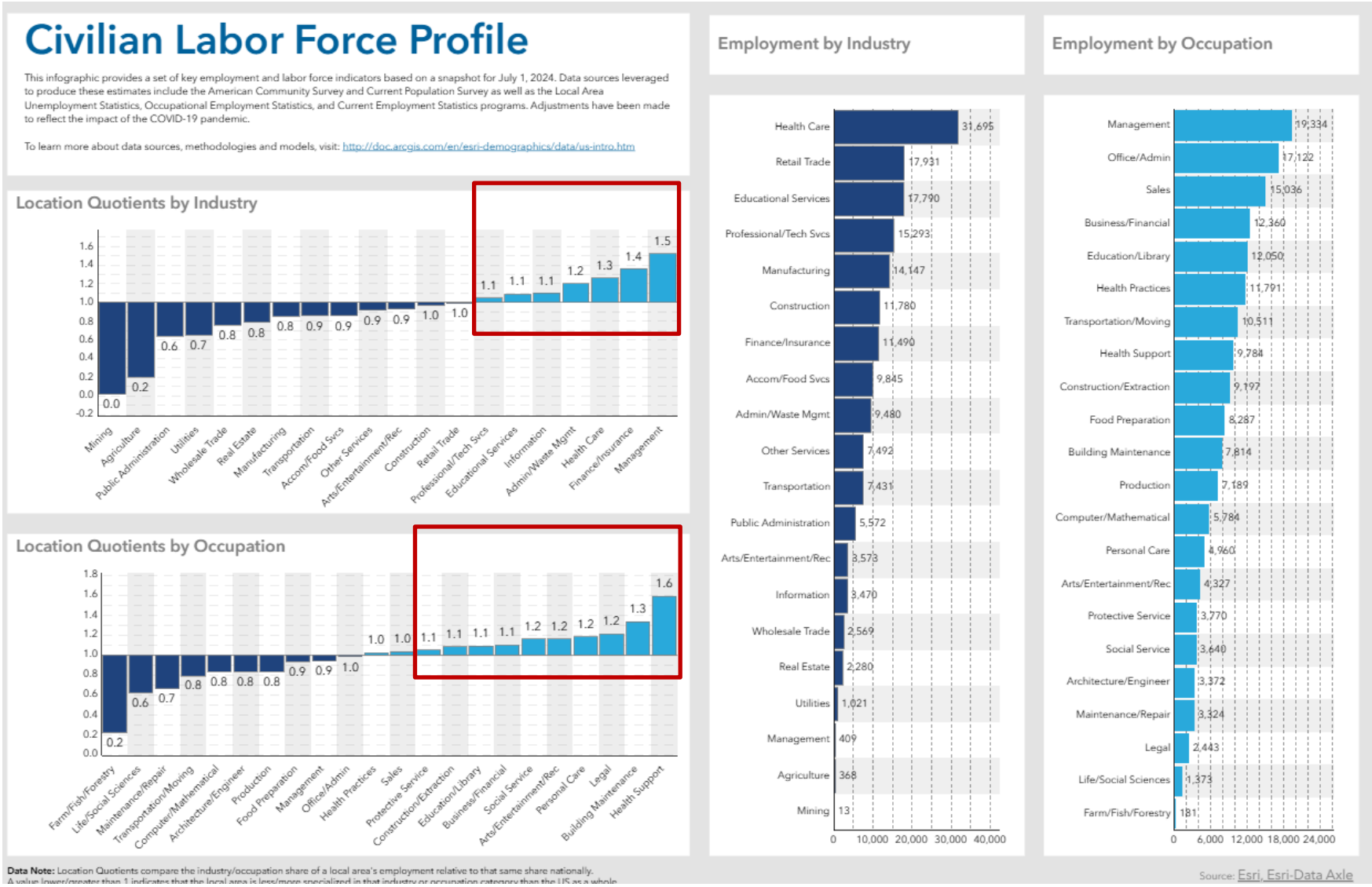
Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS
Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

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Greater Bridgeport Planning Region





The preceding employment data indicates a strong labor force participation rate and employment/population ratio with location quotients ranging from 1.1 to 1.6 in ten employment sectors. Employment is a driving factor for residential demand...

TRUMBULL TOWN PROFILE (continued)

The current 2025 and 2030 forecasts that Trumbull households will remain static over the next five years resulting in an increase in the number of households. Household size will remain about the same at 2.85 (2025) 2.52 (2030) persons remaining static over the next five years. The preponderance of household incomes (63.8%) are $100,000 per year to over $300,000 per year and the average household income of $208,977 in 2025 is projected to increase to approximatly $227,024 in 2030–.

Demographic and Income Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Summary	Census 2020	2025	2030
Total Population	36,827	38,535	39,087
Total Households	12,622	13,363	13,694
Family Households	10,033	10,518	10,756
Average Household Size	2.89	2.85	2.82
Owner Occupied Housing Units	11,135	11,418	11,619
Renter Occupied Housing Units	1,487	1,945	2,075
Median Age	43.1	43.1	43.5

Trends 2025 - 2030	Area	State	National
Population	0.3%	0.0%	0.4%
Households	0.5%	0.2%	0.6%
Family Population	0.4%	0.2%	0.5%
Owner Occupied Housing Units	0.3%	0.5%	0.0%
Median Household Income	2.3%	1.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,987	5.4%	2,034	5.3%	2,044	5.2%
5-9	2,462	6.7%	2,414	6.3%	2,276	5.8%
10-14	2,778	7.5%	2,783	7.2%	2,649	6.8%
15-19	2,660	7.2%	2,621	6.8%	2,557	6.5%
20-24	1,868	5.1%	1,963	5.1%	1,907	4.9%
25-29	1,255	3.4%	2,035	5.3%	2,024	5.2%
30-34	1,627	4.4%	1,693	4.4%	2,435	6.2%
35-39	2,290	6.2%	2,097	5.4%	2,064	5.3%
40-44	2,405	6.5%	2,632	6.8%	2,295	5.9%
45-49	2,555	6.9%	2,550	6.6%	2,694	6.9%
50-54	2,708	7.3%	2,723	7.1%	2,579	6.6%
55-59	2,740	7.4%	2,611	6.8%	2,547	6.5%
60-64	2,562	7.0%	2,552	6.6%	2,407	6.2%
65-69	1,954	5.3%	2,395	6.2%	2,352	6.0%
70-74	1,498	4.1%	1,736	4.5%	2,097	5.4%
75-79	1,217	3.3%	1,355	3.5%	1,575	4.0%
80-84	964	2.6%	1,021	2.6%	1,139	2.9%
Age 85+	1,297	3.5%	1,320	3.4%	1,446	3.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographic and Income Profile | Trumbull town, CT | Geography: County Subdivision

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	336	2.5%	360	2.6%
$10,000-14,999	129	1.0%	114	0.8%
$15,000-19,999	190	1.4%	156	1.1%
$20,000-24,999	176	1.3%	136	1.0%
$25,000-29,999	129	1.0%	99	0.7%
$30,000-34,999	108	0.8%	81	0.6%
$35,000-39,999	214	1.6%	178	1.3%
$40,000-44,999	205	1.5%	169	1.2%
$45,000-49,999	121	0.9%	97	0.7%
$50,000-59,999	407	3.0%	314	2.3%
$60,000-74,999	426	3.2%	363	2.6%
$75000-99999	866	6.5%	748	5.5%
$100,000-124,999	1,274	9.5%	1,142	8.3%
$125,000-149,999	1,070	8.0%	989	7.2%
$150000-199999	2,168	16.2%	2,225	16.3%
$200,000-249,999	1,451	10.9%	1,715	12.5%
$250,000-299,999	1,096	8.2%	1,393	10.2%
$300,000-399,999	1,469	11.0%	1,656	12.1%
$400,000-499,999	557	4.2%	669	4.9%
$500,000+	971	7.3%	1,090	8.0%
Median Household Income	$169,975	-	$190,719	-
Average Household Income	$208,977	-	$227,024	-
Per Capita Income	$72,585	-	$79,652	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,394	77.1%	28,083	72.9%	27,365	70.0%
Black Alone	1,728	4.7%	2,428	6.3%	2,729	7.0%
American Indian	65	0.2%	86	0.2%	93	0.2%
Asian Alone	2,520	6.8%	2,865	7.4%	3,178	8.1%
Pacific Islander	5	0.0%	6	0.0%	6	0.0%
Some Other Race	1,288	3.5%	1,634	4.2%	1,871	4.8%
Two or More Races	2,827	7.7%	3,433	8.9%	3,845	9.8%
Hispanic (Any Race)	3,505	9.5%	4,440	11.5%	5,065	13.0%

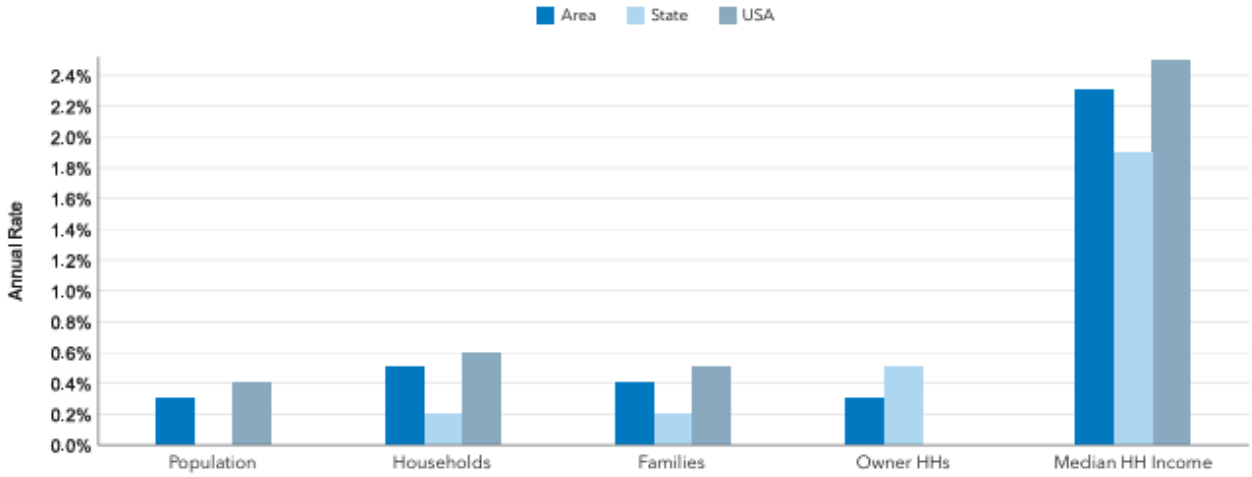
ⓘ Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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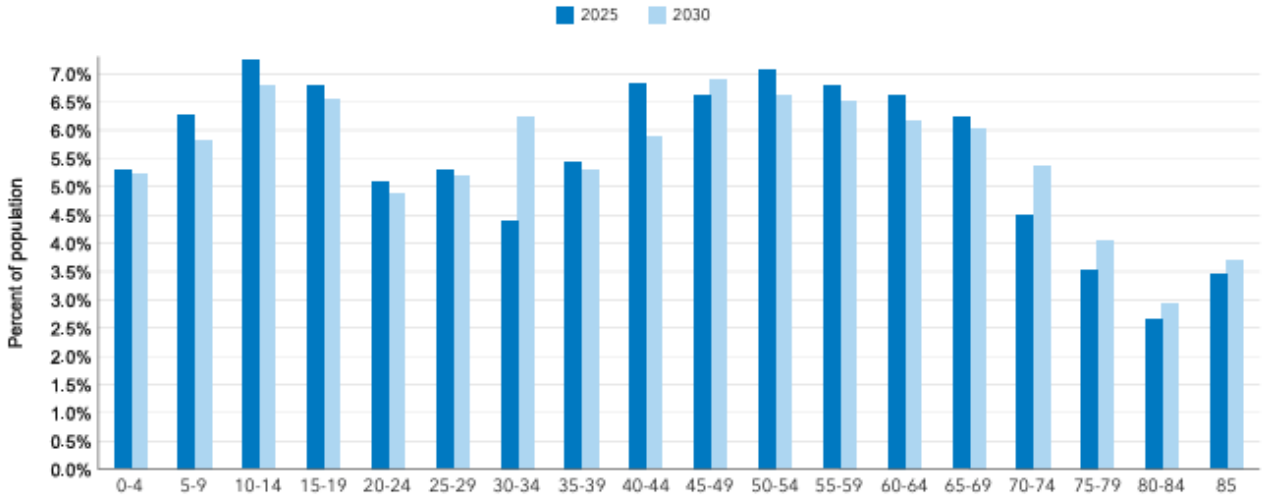
Key Indicators for 2025

38,535	13,363	2.85	43.1	37,173
Total Population	Total Households	Average Household Size	Median Age	Daytime Population

Trends: 2025 - 2030 Annual Rate



Population by Age



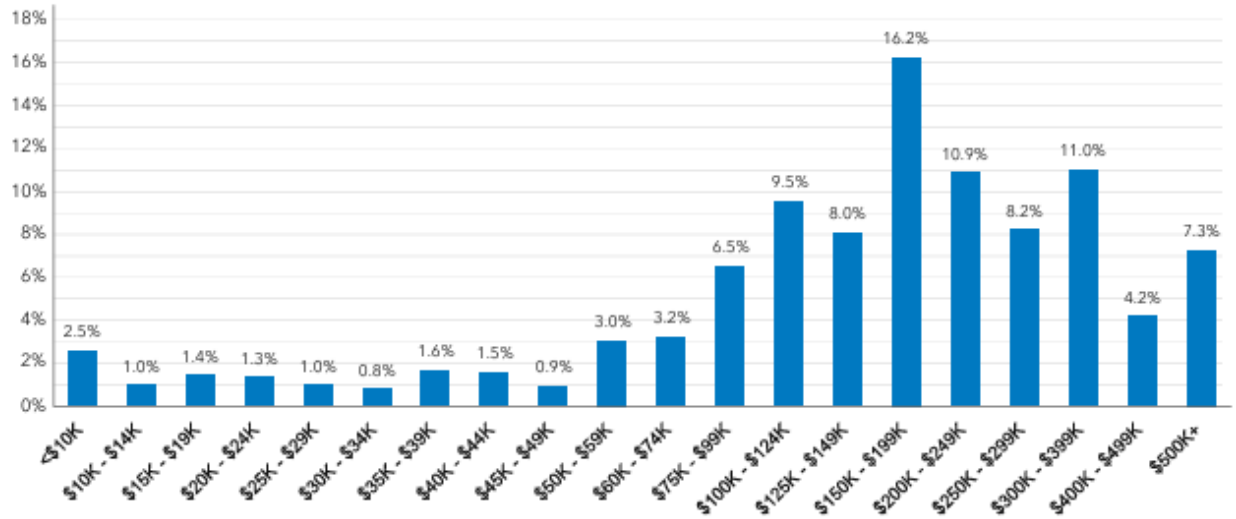
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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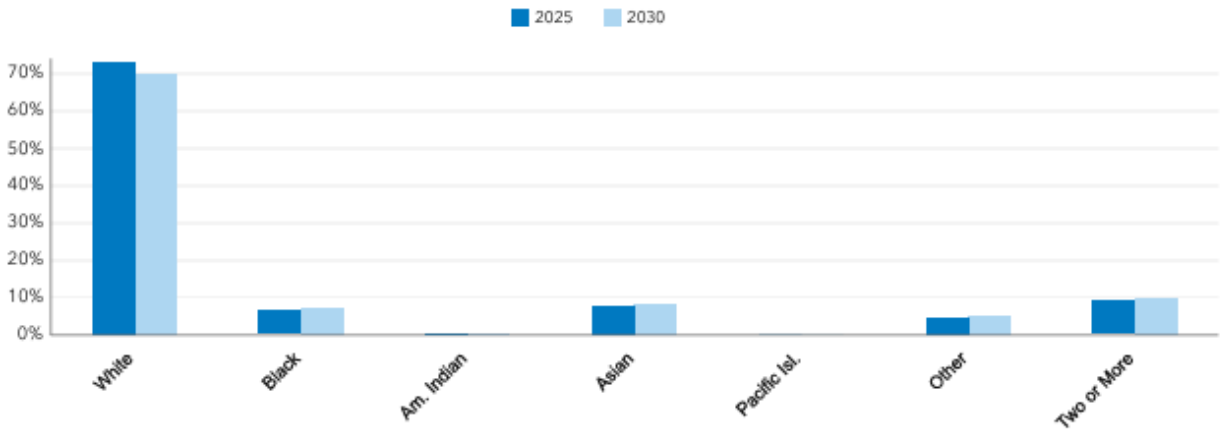
Key Indicators for 2025

$169,975	$1,239,068	233	107	56
Median Household Income	Median Net Worth	Esri Wealth Index	Esri Housing Affordability Index	Esri Diversity Index

Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Housing Demographics

The following data has been developed for Trumbull CT. This data indicates the predominant property value ranges for Trumbull. The estimated predominant value range for 2025 is $300,000 to $999,999 which represents 92.2% of all residences in Trumbull. Renter occupied units are anticipated to increase from 1,945 ibn 2025 units to 2,075 in 2030.

Housing Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Population		Households	
2020 Total Population	36,827	2025 Median Household Income	$169,975
2025 Total Population	38,535	2030 Median Household Income	$190,719
2030 Total Population	39,087	2025-2030 Annual Rate	2.33%
2025-2030 Annual Rate	0.28%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,159	100.0%	13,954	100.0%	14,207	100.0%
Occupied	12,622	95.9%	13,363	95.8%	13,694	96.4%
Owner	11,135	88.2%	11,418	85.4%	11,619	84.8%
Renter	1,487	11.8%	1,945	14.6%	2,075	15.2%
Vacant	537	4.1%	591	4.2%	513	3.6%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	11,418	100.0%	11,619	100.0%
<$50,000	63	0.6%	49	0.4%
$50,000-$99,999	2	0.0%	0	0.0%
$100,000-$149,999	6	0.1%	1	0.0%
$150,000-$199,999	23	0.2%	5	0.0%
$200,000-$249,999	74	0.7%	24	0.2%
$250,000-$299,999	238	2.1%	123	1.1%
$300,000-$399,999	1,482	13.0%	1,032	8.9%
$400,000-$499,999	3,080	27.0%	3,144	27.1%
$500,000-$749,999	4,798	42.0%	5,445	46.9%
$750,000-$999,999	1,165	10.2%	1,278	11.0%
$1,000,000-$1,499,999	161	1.4%	160	1.4%
$1,500,000-$1,999,999	17	0.1%	17	0.1%
$2,000,000+	309	2.7%	341	2.9%
Median Value	$538,610		$565,725	
Average Value	$607,608		$631,355	

Data Note: Persons of Hispanic Origin may be of any race.

Trumbull Town Profile (continued

ACS Housing Summary

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Totals	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total Population	36,928		35	
Total Households	11,886		360	
Total Housing Units	12,468		331	
Owner-Occupied Housing Units by Mortgage Status				
Total	10,576	100.0%	360	
Housing units with a mortgage	7,357	69.6%	349	
No Second Mortgage and No Home Equity Loan	6,108	57.8%	328	
Multiple Mortgages	1,038	9.8%	236	
Second mortgage and Home Equity Loan	19	0.2%	23	
Only Home Equity Loan	906	8.6%	203	
Only Second Mortgage	113	1.1%	92	
Home Equity Loan without Primary Mortgage	211	2.0%	93	
Housing units without a mortgage	3,219	30.4%	300	
Owner-Occupied Housing Units Average Value by Mortgage Status				
Housing units with a mortgage	$551,475		$46,811	
Housing units without a mortgage	$557,728		$107,672	

ACS Housing Summary | Trumbull town, CT | Geography: County Subdivision

Renter-Occupied Housing Units by Contract Rent	2019 - 2023 ACS Estimate	Percent	MOE (±)	Reliability
Total	1,310	100.0%	274	
With cash rent	1,158	88.4%	247	
Less than $100	0	0.0%	29	
$100 to $149	8	0.6%	13	
$150 to $199	0	0.0%	29	
$200 to $249	0	0.0%	29	
$250 to $299	34	2.6%	42	
$300 to $349	0	0.0%	29	
$350 to $399	19	1.4%	21	
$400 to $449	17	1.3%	26	
$450 to $499	0	0.0%	29	
$500 to $549	32	2.4%	39	
$550 to $599	38	2.9%	40	
$600 to $649	9	0.7%	14	
$650 to $699	10	0.8%	16	
$700 to $749	0	0.0%	29	
$750 to $799	0	0.0%	29	
$800 to $899	24	1.8%	31	
$900 to $999	26	2.0%	39	
$1,000 to $1,249	31	2.4%	35	
$1,250 to $1,499	50	3.8%	43	
$1,500 to $1,999	164	12.5%	122	
$2,000 to $2,499	321	24.5%	160	
$2,500 to $2,999	108	8.2%	96	
$3,000 to $3,499	153	11.7%	87	
$3,500 or more	114	8.7%	90	
No cash rent	152	11.6%	102	
Median Contract Rent	$2,182		$202	
Average Contract Rent	$2,255		$776	

Renter-Occupied Housing Units by Inclusion of Utilities in Rent				
Total	1,310	100.0%	274	
Pay extra for one or more utilities	1,093	83.4%	241	
No extra payment for any utilities	217	16.6%	121	

Occupied Housing Units by Vehicles Available				
Total	11,886	100.0%	360	
Owner occupied				
No vehicle available	218	1.8%	84	
1 vehicle available	1,575	13.3%	272	
2 vehicles available	5,736	48.3%	482	
3 vehicles available	2,113	17.8%	366	
4 vehicles available	686	5.8%	214	
5 or more vehicles available	248	2.1%	122	
Renter occupied				
No vehicle available	177	1.5%	86	
1 vehicle available	480	4.0%	196	
2 vehicles available	469	3.9%	138	
3 vehicles available	105	0.9%	91	
4 vehicles available	70	0.6%	62	
5 or more vehicles available	9	0.1%	14	
Average Number of Vehicles Available	2.1		0.1	

Town HOUSING PERMIT ACTIVITY BY TOWN

TOWN	OCT 2025	YR TO DATE 2025	2024
Andover	0	0	0
Ansonia	1	10	7
Ashford	0	0	1
Avon	1	10	8
Barkhamsted	1	3	10
Beacon Falls	0	4	5
Berlin	1	24	20
Bethany	0	0	1
Bethel	0	69	84
Bethlehem	1	2	0
Bloomfield	0	28	62
Bolton	0	1	1
Bozrah	0	3	4
Branford	17	49	119
Bridgeport	59	212	59
Bridgewater	0	3	1
Bristol	4	38	35
Brookfield	2	21	153
Brooklyn	1	29	11
Burlington	1	14	13
Canaan	0	0	1
Canterbury	0	12	11
Canton	0	21	21
Chaplin	0	0	1
Cheshire	10	82	81
Chester	0	1	3
Clinton	3	23	11
Colchester	2	12	12
Colebrook	0	1	0
Columbia	0	1	2
Cornwall	0	0	5
Coventry	3	15	13
Cromwell	1	10	9
Danbury	3	55	12
Darien	3	16	33
Deep River	0	1	7
Derby	1	36	91
Durham	0	4	4
East Granby	7	44	2
East Haddam	1	15	13
East Hampton	2	16	30
East Hartford	0	2	7
East Haven	0	4	4
East Lyme	2	37	38
East Windsor	1	3	15
Eastford	1	3	4
Easton	0	6	4
Ellington	1	11	12
Enfield	0	3	5
Essex	0	1	6
Fairfield	3	49	145
Farmington	2	12	171
Franklin	1	8	7
Glastonbury	1	16	16
Goshen	0	10	12
Granby	0	5	98
Greenwich	8	64	49
Griswold	1	7	5
Groton	1	21	26
Guilford	0	18	38
Haddam	0	14	71
Hamden	67	88	0
Hampton	1	4	0
Hartford	0	10	26
Hartland	0	0	2
Harwinton	1	15	21
Hebron	2	12	11
Kent	1	8	9
Killingly	3	25	33
Killingworth	1	9	4
Lebanon	35	44	5
Ledyard	1	10	14
Lisbon	0	3	6
Litchfield	2	7	10
Lyme	0	1	1
Madison	0	27	20
Manchester	3	28	25
Mansfield	0	4	202
Marlborough	1	3	5
Meriden	1	21	24
Middlebury	2	14	20
Middlefield	1	8	5
Middletown	1	13	17
Milford	13	113	105
Monroe	0	15	13
Montville	2	11	15
Morris	0	3	5
Naugatuck	2	23	18
New Britain	0	2	38
New Canaan	6	34	16
New Fairfield	0	5	4
New Hartford	0	6	7
New Haven	52	451	539
New London	1	6	11
New Milford	5	55	50
Newington	0	6	128
Newtown	1	57	16
Norfolk	0	0	1
North Branford	1	8	6
North Canaan	0	3	0
North Haven	3	9	16
North Stonington	2	28	9
Norwalk	2	172	339
Norwich	0	77	8
Old Lyme	1	27	18
Old Saybrook	5	45	21
Orange	1	1	0
Oxford	4	29	11
Plainfield	1	16	9
Plainville	0	6	11
Plymouth	1	4	3
Pomfret	0	7	6
Portland	0	7	11
Preston	2	10	7
Prospect	1	4	4
Putnam	0	3	4
Redding	0	3	5
Ridgefield	2	9	29
Rocky Hill	0	1	98
Roxbury	0	6	5
Salem	2	8	4
Salisbury	1	7	4
Scotland	0	1	1
Seymour	1	6	1
Sharon	0	4	11
Shelton	1	208	7
Sherman	2	10	11
Simsbury	0	72	7
Somers	0	6	5
South Windsor	0	6	15
Southbury	3	16	18
Southington	5	48	46
Sprague	1	2	3
Stafford	5	17	26
Stamford	355	1542	74
Sterling	0	13	9
Stonington	3	35	26
Stratford	0	144	108
Suffield	1	9	19
Thomaston	0	0	2
Thompson	1	10	25
Tolland	2	24	15
Torrington	0	4	12
Trumbull	0	1	36
Union	0	0	2
Vernon	5	16	4
Voluntown	0	3	7
Wallingford	3	21	22
Warren	0	2	4
Washington	1	5	4
Waterbury	2	20	34
Waterford	2	42	245
Watertown	0	6	31
West Hartford	17	152	176
West Haven	0	24	31
Westbrook	1	9	9
Weston	1	5	6
Westport	4	214	119
Wethersfield	1	7	9
Willington	0	3	6
Wilton	0	302	48
Winchester	0	0	2
Windham	1	6	1
Windsor	0	58	2
Windsor Locks	0	2	3
Wolcott	2	17	18
Woodbridge	2	21	12
Woodbury	0	8	13
Woodstock	2	12	6

CT Migration Data 2020 to 2024

Annual Estimates of the Resident Population for Counties in Connecticut: April 1, 2020 to July 1, 2024						
Geographic Area	April 1, 2020 Estimates Base	Population Estimate (as of July 1)				
		2020	2021	2022	2023	2024
Connecticut	**3,607,701**	**3,579,918**	**3,606,607**	**3,617,925**	**3,643,023**	**3,675,069**
Capitol Planning Region, Connecticut	977,685	964,088	971,938	975,591	983,326	991,508
Greater Bridgeport Planning Region, Connecticut	325,778	324,397	326,799	328,131	331,300	335,666
Lower Connecticut River Valley Planning Region, Connecticut	174,224	173,281	175,456	176,159	176,674	177,540
Naugatuck Valley Planning Region, Connecticut	450,166	449,055	452,095	453,868	457,609	462,220
Northeastern Connecticut Planning Region, Connecticut	95,344	95,231	95,624	96,169	96,834	97,701
Northwest Hills Planning Region, Connecticut	112,456	112,199	112,952	113,289	113,538	114,101
South Central Connecticut Planning Region, Connecticut	570,732	564,526	568,961	569,866	572,919	576,718
Southeastern Connecticut Planning Region, Connecticut	280,432	278,379	278,855	279,398	280,622	282,602
Western Connecticut Planning Region, Connecticut	620,884	618,762	623,927	625,454	630,201	637,013

The Census Bureau has reviewed this data product to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data used to produce this product (Data Management System (DMS) number: P-6000042 and P-7501659. Disclosure Review Board (DRB) approval number: CBDRB-FY25-0078).

Note: The estimates are developed from a base that integrates the 2020 Census, Vintage 2020 estimates, and 2020 Demographic Analysis estimates. For population estimates methodology statements, see https://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html. All geographic boundaries for the 2024 population estimates series are as of January 1, 2024.

Suggested Citation:

Annual Estimates of the Resident Population for Counties in Connecticut: April 1, 2020 to July 1, 2024 (CO-EST2024-POP-09)

Source: U.S. Census Bureau, Population Division

Release Date: March 2025

TRUMBULL TOWN PROFILE (continued)

The age profile below indicates a current median age of 43.1 years and in about five years the median age will be about 43.5. This is significant in determining the type and style residential single-family homes and apartments in the community. In addition, the current average household size of 2.85 persons per household will remain static for the next five years at 2.83. This is important in determining the number of bedrooms in demand for single-family and multifamily development

Detailed Age Profile Report

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	36,827	38,535	39,087	552	0.28%
Households	12,622	13,363	13,694	331	0.49%
Average Household Size	2.89	2.85	2.82	-0.03	-0.21%

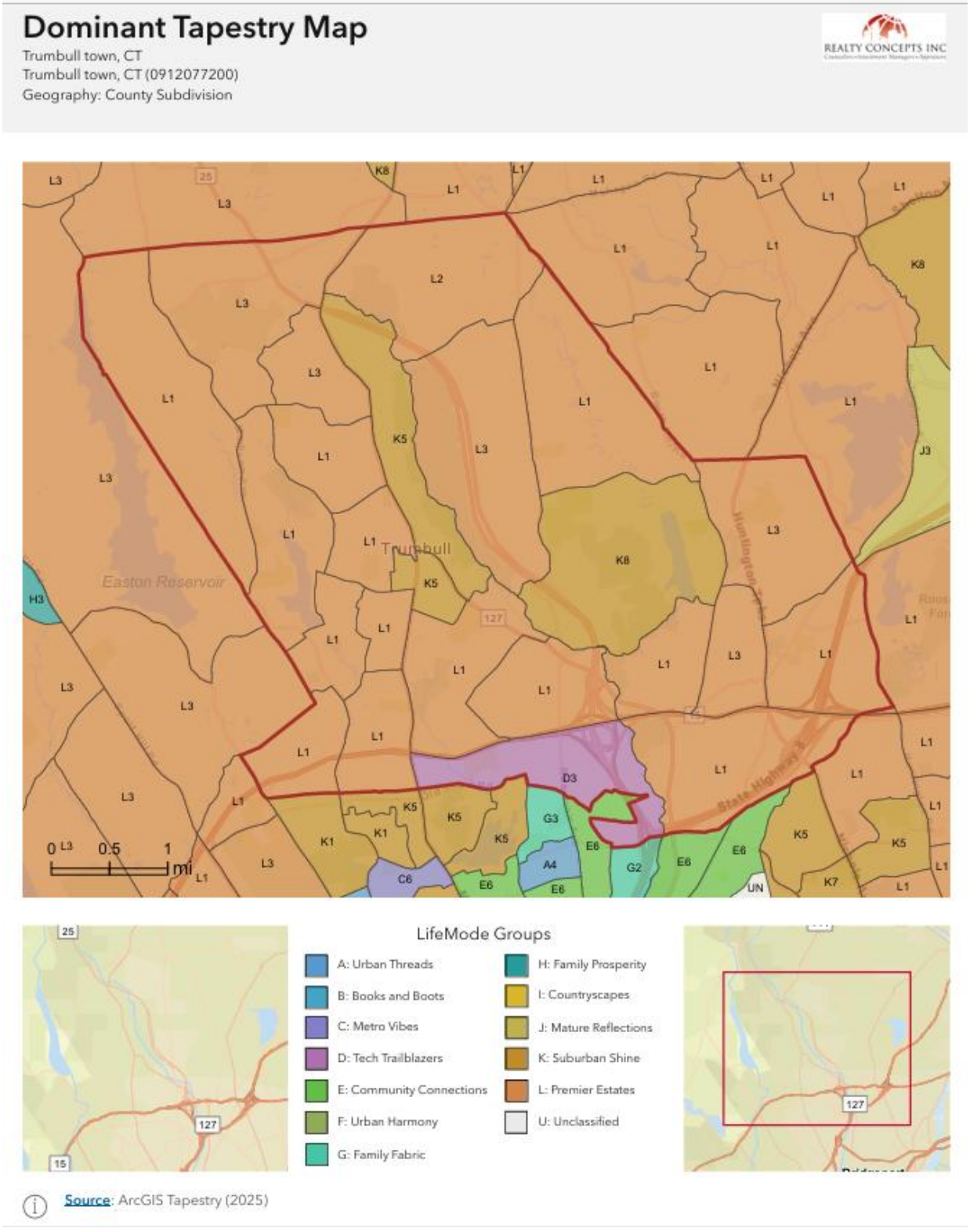
	Census 2020		2025		2030	
Total Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	9,060	24.6%	8,952	23.2%	8,640	22.1%
18+	27,767	75.4%	29,583	76.8%	30,447	77.9%
21+	26,534	72.1%	28,266	73.4%	29,156	74.6%
Median Age	43.1		43.1		43.5	

	Census 2020		2025		2030	
Male Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	4,687	26.1%	4,733	24.9%	4,595	23.8%
18+	13,242	73.9%	14,309	75.1%	14,693	76.2%
21+	12,574	70.1%	13,620	71.5%	14,010	72.6%
Median Age	41.8		41.8		41.7	

	Census 2020		2025		2030	
Female Population by Adults	Number	Percent	Number	Percent	Number	Percent
<18	4,373	23.1%	4,219	21.6%	4,045	20.4%
18+	14,525	76.9%	15,274	78.4%	15,754	79.6%
21+	13,960	73.9%	14,646	75.1%	15,146	76.5%
Median Age	44.3		44.4		45.0	

Lifestyle Profile

Lifestyle plays an important role in determining residential demand. Following is a current lifestyle profile of Trumbull. Trumbull has four predominant lifestyle segments which are analyzed below.



Lifestyle Profile- Continued

Tapestry Segmentation Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Dominant Tapestry Segment

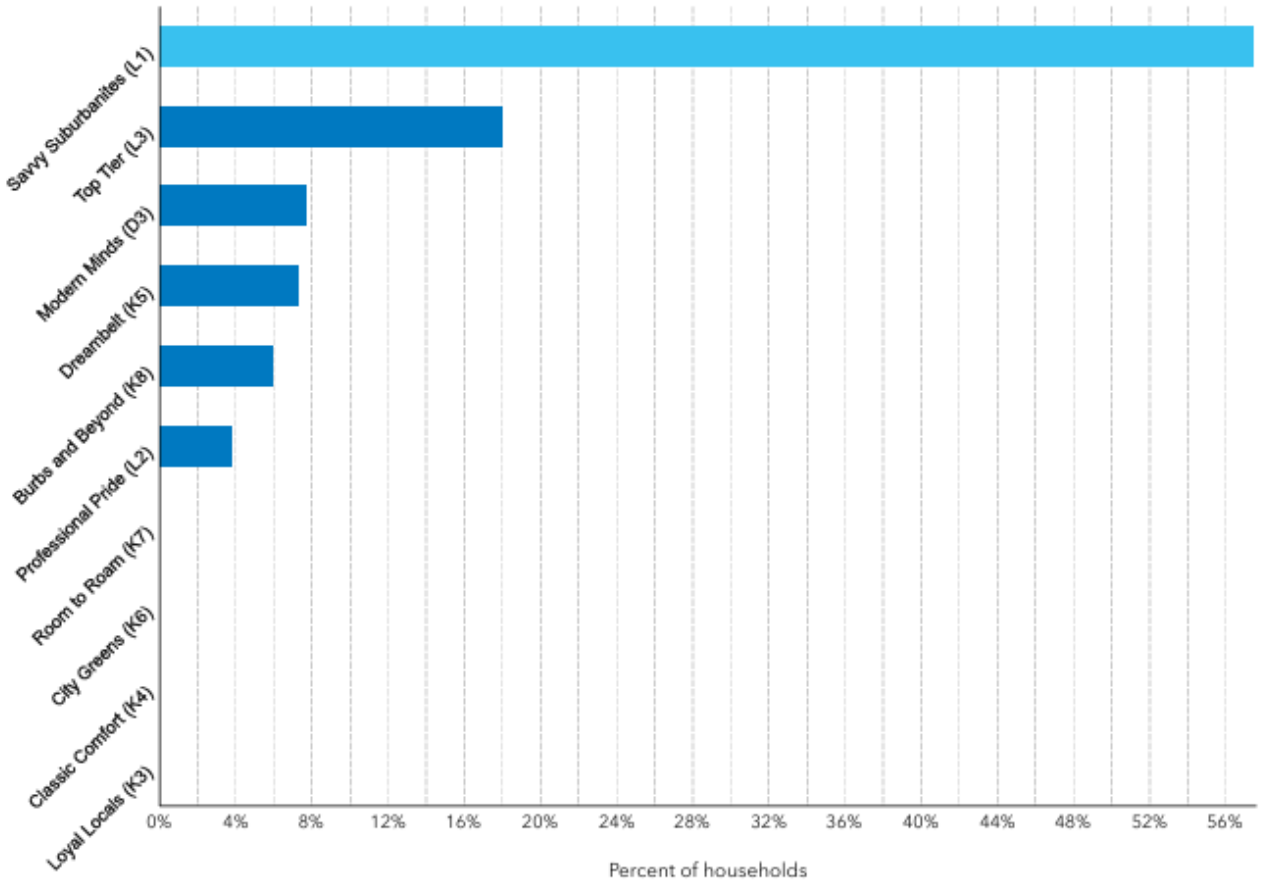
Savvy Suburbanites: *Premier Estates* LifeMode

This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.

7,669 households are **Savvy Suburbanites**. 57.4% households are in this segment.

Learn more about this segment

2025 Tapestry Market Segmentation (Households)



Lifestyle Profile- Continued

Trumbull is comprised of six lifestyle segments. As demonstrated below, each segment exceeds the US average. The three largest segments are Savvy Suburbanites (57.4%), Top Tier (18.0%), and Modern Minds (7.7%) totaling 83.10% of the current residence in Trumbull. Savvy Suburbanites have a net worth of $915,346 and income of $139,696 with 9.10% who rent. Top Tier has a median net worth of $1,734,059 and income of $209,720 and 9.7% that rent, followed by Modern Minds have a median net worth of $121,498 and income of $91,039 with 41.4% who rent.

Lifestyle	% Trumbull Households	% Ownn	% Renters	Rent Burden	Median HH Income	Median Networth	Average. HH Size	Participation %	Median Age
Savey Suburbanites	57.4%	90.90%	9.10%	27.60%	$139,696	$915,346	2.72	69.00%	44.0
Top Tier	18.0%	90.30%	9.70%	30.70%	$209,720	$1,734,059	2.84	65.50%	45.4
Moderan Minds	7.7%	41.40%	58.60%	35.40%	$91,039	$121,498	2.37	76.10%	34.6
Dreambelt	7.3%	75.80%	24.20%	39.00%	$94,802	$339,974	2.62	64.90%	41.5
Burbs & Beyond	5.9%	84.50%	15.50%	39.00%	$119,769	$779,483	2.39	57.70%	51.1
Professional Pride	3.8%	89.40%	10.60%	31.20%	$187,750	$1,178,630	3.20	71.30%	38.6
Total	100%								

Rent burdened households.

[United States] Households that spend 35 percent or more of their income on gross rent.

Savey Suburbanites - Segment L1

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 44.0
- Median household size: 2.72
- Predominant household structure (Census 2020): Married couples
- Median household income: $139,696
- Median net worth: $915,346
- Percentage of individuals with completion of a bachelor's degree or higher: 53.3%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $471,521
- Homeownership rate: 90.9%
- Rent burdened households (American Community Survey 2019-2023): 27.6%
- Labor force participation rate: 68.0%
- Unemployment rate: 2.9%

Lifestyle patterns

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.
- Households tend to have access to cell phones and the internet to stay connected.
- Residents tend to engage with their communities through fundraising and local politics. Vacation destinations often include beaches and national parks.

Top Tier - Segment L3

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 45.4
- Median household size: 2.84
- Predominant household structure (Census 2020): Married couples
- Median household income: $209,720
- Median net worth: $1,734,059
- Percentage of individuals with completion of a bachelor's degree or higher: 74.7%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $900,134
- Homeownership rate: 90.3%
- Rent burdened households (American Community Survey 2019-2023): 30.7%
- Labor force participation rate: 65.5%
- Unemployment rate: 3.2%

Lifestyle patterns

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- Residents tend to listen to the radio and read magazines and newspapers, and they use devices to access media.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

Modern Minds - Segment D3

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above $300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 34.6
- Median household size: 2.37
- Predominant household structure (Census 2020): Married couples; singles living alone
- Median household income: $91,039
- Median net worth: $121,498
- Percentage of individuals with completion of a bachelor's degree or higher: 49.6%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb; Urban Core; Urban Vicinity
- Median home value: $429,764
- Homeownership rate: 41.4%
- Rent burdened households (American Community Survey 2019-2023): 34.5%
- Labor force participation rate: 76.1%
- Unemployment rate: 3.3%

Lifestyle patterns

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.
- Individuals tend to explore new exercise and diet regimes and often opt for active vacations.

Dreamboat - Segment K5

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between $300,000 and $500,000.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 41.5
- Median household size: 2.62
- Predominant household structure (Census 2020): Married couples
- Median household income: $94,802
- Median net worth: $339,974
- Percentage of individuals with completion of a bachelor's degree or higher: 33.9%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $451,221
- Homeownership rate: 75.8%
- Rent burdened households (American Community Survey 2019-2023): 39.6%
- Labor force participation rate: 64.9%
- Unemployment rate: 4.4%

Lifestyle patterns

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

Burbs and Beyond - Segment K8

The highest concentrations of these communities are in the West, with additional representation in the South and Northeast. Nearly half of the population is aged 55 or above, and most households are composed of married couples without children. Incomes are typically middle- to upper-tier, and more than three-quarters of households receive retirement or are supported by social security and other forms of public assistance. The rate of self-employment is high, with significant employment in professional fields such as management, sales, and health care. More than half of single-family homes in these areas are valued at $500,000 or more, and they are often located in close proximity to nature and outdoor recreation. Seasonal vacancy rates, more than double the average, suggest the presence of second homes, and households typically own multiple vehicles.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 51.1
- Median household size: 2.39
- Predominant household structure (Census 2020): Married couples with no kids
- Median household income: $119,769
- Median net worth: $779,483
- Percentage of individuals with completion of a bachelor's degree or higher: 53.2%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $616,472
- Homeownership rate: 84.5%
- Rent burdened households (American Community Survey 2019-2023): 39.0%
- Labor force participation rate: 57.7%
- Unemployment rate: 3.4%

Lifestyle patterns

- Residents tend to go out to fine dining restaurants.
- They spend money on their homes, often undergoing large remodeling projects and ensuring proper maintenance.
- Residents often spend time reading, and a notable portion of the labor force works from home.
- Residents tend to be engaged with their communities through volunteering and voting in local elections, and they participate in outdoor activities.

Professional Pride - Segment L2

While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools. Over half of residents hold bachelor's or graduate degrees, and they tend to be employed in technology, engineering, and management roles. A significant portion of these individuals choose to work from home. Households tend to have dual incomes, and many individuals earn some of the highest salaries in the nation. Residents typically live in communities featuring newly constructed, owner-occupied single-family homes in the expanding outer suburbs and exurbs of major metropolitan areas. Many homeowners have a mortgage due to new construction costs.

Key statistics

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Median age: 38.6
- Median household size: 3.20
- Predominant household structure (Census 2020): Married couples
- Median household income: $187,750
- Median net worth: $1,178,630
- Percentage of individuals with completion of a bachelor's degree or higher: 66.8%

Housing and employment

Data vintage is Esri 2025 for all characteristics, except where otherwise noted.

- Predominant Urbanicity Type: Suburb
- Median home value: $645,271
- Homeownership rate: 89.4%
- Rent burdened households (American Community Survey 2019-2023): 31.2%
- Labor force participation rate: 71.3%
- Unemployment rate: 2.9%

Lifestyle patterns

- Residents tend to shop at large retail establishments. They often buy organic foods and frequent fast-casual restaurants.
- Home improvement and remodeling projects are common, and homeowners often seek professional assistance for lawn maintenance and landscaping.
- Their houses are equipped with modern technology such as smart home devices and appliances.
- Residents tend to prioritize fitness and recreational activities, and they often support youth athletics and participate in sports.

Lifestyle Profile- Continued

Millennial's

Currently the age range 18 to 35, have taken a position to protect their hard to come by money and look at value over "bells and whistles" in a new home. They prefer an essential home over a luxury home." in addition about 60% believe that technology capabilities are more important than curb appeal. Some prefer a fixer-upper and feel confident they can modify the home themselves. The primary concern of millennials is security and security systems are essential in any new home they live in or rent. About 30% would like to have remote computer access to control their living environment. About 45% indicated that energy-efficient homes with energy-efficient washer's dryers and essential technology are essential. In addition, they value a home office. By the end of this decade millennials will comprise one out of every three adult Americans. This will have a significant impact on housing demand going forward. It is critical based on this information that new family residential development and apartments meet the upcoming demand of this lifestyle.

GEN Y

GEN Y, which represents 25 to 34-year-old is the creator of the boomerang lifestyle. This segment of the population which represents the approximate 51 million Americans, are satisfied with moving back home with their parents or relative. The stigma of living at home has declined which reduces peer pressure on a home. As boomerang in the comes the new norm tough economic times, moving out on your own is framed less as an expected means of asserting your independence in more as a financial consideration. GEN Y's face less job stability because of more frequent job hopping in prolonged periods of low or no earnings. Both make living at home a practical choice. Given the fact that approximately 50% of new grads are either unemployed or underemployed with slim job prospects, places a moving target on the type of housing they will purchase if the opportunity presents itself. In addition, there prolonged period of deciding to purchase a home will also place downward pressure on the luxury housing market.

Gen X

Generation X includes individuals born between 1965 and 1976 (approximately 50 million people) who tend to be more educated than the previous Baby Boomers. This generation is significantly smaller than that of baby boomers who preceded them. Since they grew up with technology, they are comfortable working with computers and technological devices in the workforce.

Lifestyle Conclusion

Based on the preceding lifestyle analysis, Trumbull residents are currently affluent, educated and enjoy a lifestyle which best can be described as "The American Dream". Trumbull provides the linkages necessary for better than average quality-of-life. Therefore, based on lifestyle, the current demand will be for high quality single-family residences and luxury and workforce apartments.

Based on millennials and GEN Y lifestyles, any developer must take into consideration the demands of these two lifestyle segments in constructing new single-family homes or apartments in Trumbull. Not only will homeowners be faced with these two generations purchasing existing homes, but any seller must take into consideration the demands they will seek to modify their homes to meet their lifestyles. This will have an impact on the cost of selling an existing residence and may adversely impact resale values in the future.

Lifestyle Conclusion-Continued

Linkages

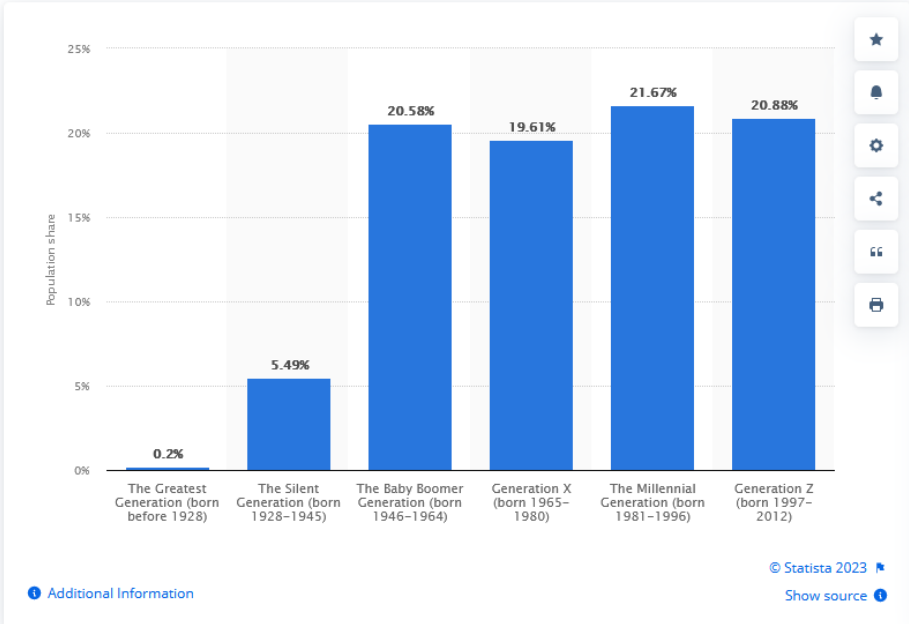
Linkages are tangible and intangible components that are unique to each property type which create demand for a specific property type. For residential properties it is the ability of a specific site to provide a particular quality of life. Most people live near the necessary sources of retail, education, employment, entertainment, recreation, places of worship, medical support, and transportation. They will intentionally avoid proximity to manufacturing and industrial areas. What is most important is the quality and prestige of the area they select.

The critical linkages for residential are the units' proximity to where they work, schools, access to retail facilities, entertainment, recreation, access to medical services, places of worship, cultural events, and proximity to transportation. These linkages are typical for both single-family and multifamily residences.

Lifestyle choices play an important part in the demand for residential real estate. Issues such as urban or suburban living, neighborhood characteristics, type of housing, neighborhoods, schools, walkable community versus a driving community, transit-oriented community versus traditional neighborhoods, traffic and the image and prestige of the community and neighborhoods.

Multifamily residences/condominiums must be conveniently located near transportation and road networks in addition to the linkages mentioned above. The subject property meets most of these criteria: Close proximity to transportation networks (Including Rail & bus), retail, medical service, recreation, places of worship and employment nodes.

COVID-19 had fostered an out migration from densely populated New York City and its suburbs to Fairfield County in particular. Migration has also benefited other areas of Connecticut. Fairfield County is about an hour train ride from Bridgeport to Grand Central Station in New York City and 45 minutes from Stamford to Grand Central Station if the relocated employees need to go to their office. The remote work at home has also impacted residential design as demonstrated the subject property type designs including a study.



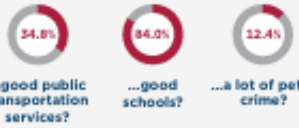
2023 PROFILE OF OWNERS AND RENTERS

What kinds of homes are owners and renters living in?



[1] Percentages may not add to 100 percent due to rounding.

Do owners agree that their neighborhood has...



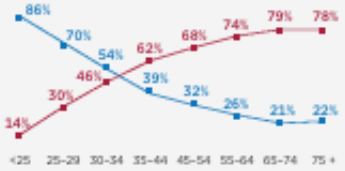
Do renters agree that their neighborhood has...



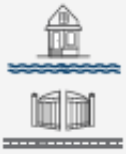
What do we know about owners and renters?

Demographic and housing cost data collected in the American Housing Survey make comparisons of household characteristics and costs of owning versus renting possible.

Percentage of owners and renters by age of householder[1]



[1] Percentages are rounded to the nearest whole number.



77.0% of waterfront properties are owner-occupied.

64.7% of units in secured communities are renter-occupied.[1]

[1] Includes communities that are gated or surrounded by walls or fences that prevent access by persons other than residents. Restricted to houses in subdivisions, multiunits, and mobile homes in groups of two or more.

43.4% / 29.8%	Householders with a bachelor's degree or higher	
$1,355 / $1,391	Median monthly total housing cost (including utilities)	
$87,970 / $49,540	Median household income	
$297 / $153	Median monthly cost paid for utilities	

Note: Information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/ahs>. The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY24-POP001-0093.

United States Census Bureau

U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, 2023 American Housing Survey.

Household Budget Expenditures

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Demographic Summary	2024	2029
Population	38,535	39,087
Households	13,363	13,694
Average Household Size	2.85	2.82
Families	10,518	10,756
Median Age	43.1	43.5
Median Household Income	$169,975	$190,719

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Budget Expenditures	175	$174,626.02	$2,333,527,520	100.0%
Food	168	$19,405.56	$259,316,493	11.1%
Food at Home	166	$12,346.78	$164,990,038	7.1%
Food Away from Home	171	$7,058.78	$94,326,455	4.0%
Alcoholic Beverages	186	$1,255.14	$16,772,427	0.7%
Housing	173	$56,217.94	$751,240,319	32.2%
Shelter	174	$46,406.50	$620,130,031	26.6%
Utilities, Fuel and Public Services	165	$9,811.44	$131,110,288	5.6%
Household Operations	180	$5,128.49	$68,531,987	2.9%
Housekeeping Supplies	167	$1,442.07	$19,270,373	0.8%
Household Furnishings and Equipment	178	$5,167.19	$69,049,177	3.0%
Apparel and Services	171	$4,187.68	$55,959,999	2.4%
Transportation	164	$18,190.78	$243,083,422	10.4%
Travel	190	$6,873.19	$91,846,418	3.9%
Health Care	173	$13,344.56	$178,323,379	7.6%
Entertainment and Recreation	178	$7,312.00	$97,710,234	4.2%
Personal Care Products & Services	175	$1,833.46	$24,500,571	1.0%
Education	202	$3,609.88	$48,238,858	2.1%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Housing Profile

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

Population		Households	
2020 Total Population	36,827	2025 Median Household Income	$169,975
2025 Total Population	38,535	2030 Median Household Income	$190,719
2030 Total Population	39,087	2025-2030 Annual Rate	2.33%
2025-2030 Annual Rate	0.28%		

	Census 2020		2025		2030	
Housing Units by Occupancy Status and Tenure	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,159	100.0%	13,954	100.0%	14,207	100.0%
Occupied	12,622	95.9%	13,363	95.8%	13,694	96.4%
Owner	11,135	88.2%	11,418	85.4%	11,619	84.8%
Renter	1,487	11.8%	1,945	14.6%	2,075	15.2%
Vacant	537	4.1%	591	4.2%	513	3.6%

	2025		2030	
Owner Occupied Housing Units by Value	Number	Percent	Number	Percent
Total	11,418	100.0%	11,619	100.0%
<$50,000	63	0.6%	49	0.4%
$50,000-$99,999	2	0.0%	0	0.0%
$100,000-$149,999	6	0.1%	1	0.0%
$150,000-$199,999	23	0.2%	5	0.0%
$200,000-$249,999	74	0.7%	24	0.2%
$250,000-$299,999	238	2.1%	123	1.1%
$300,000-$399,999	1,482	13.0%	1,032	8.9%
$400,000-$499,999	3,080	27.0%	3,144	27.1%
$500,000-$749,999	4,798	42.0%	5,445	46.9%
$750,000-$999,999	1,165	10.2%	1,278	11.0%
$1,000,000-$1,499,999	161	1.4%	160	1.4%
$1,500,000-$1,999,999	17	0.1%	17	0.1%
$2,000,000+	309	2.7%	341	2.9%
Median Value	$538,610		$565,725	
Average Value	$607,608		$631,355	

Data Note: Persons of Hispanic Origin may be of any race.

Housing Profile | Trumbull town, CT | Geography: County Subdivision

Census 2020 Housing Units	Number	Percent
Total	13,159	100.0%
Urban Housing Units	13,159	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,135	100.0%
Owned with a Mortgage/Loan	7,995	71.8%
Owned Free and Clear	3,140	28.2%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	537	100.0%
For Rent	150	27.9%
Rented- Not Occupied	10	1.9%
For Sale Only	93	17.3%
Sold - Not Occupied	30	5.6%
Seasonal/Recreational/Occasional Use	83	15.5%
For Migrant Workers	0	0.0%
Other Vacant	171	31.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
15-24	66	28	0.3%
25-34	841	635	5.7%
35-44	2,215	1,960	17.6%
45-54	2,736	2,501	22.5%
55-59	1,388	1,296	11.6%
60-64	1,347	1,262	11.3%
65-74	1,898	1,746	15.7%
75-84	1,304	1,127	10.1%
85+	827	580	5.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
White Alone	10,445	9,363	84.1%
Black/African American Alone	475	368	3.3%
American Indian/Alaska Native Alone	20	15	0.1%
Asian Alone	714	611	5.5%
Pacific Islander Alone	1	1	0.0%
Other Race Alone	312	241	2.2%
Two or More Races	655	536	4.8%
Hispanic Origin	848	681	6.1%

Census 2020 Occupied Housing Units by Size and Home Ownership			
		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	12,622	11,135	88.2%
1-Person	2,236	1,559	14.0%
2-Person	3,602	3,332	29.9%
3-Person	2,431	2,235	20.1%
4-Person	2,826	2,636	23.7%
5-Person	1,040	952	8.6%
6-Person	331	289	2.6%
7+ Person	156	132	1.2%

2025 Housing Affordability	
Housing Affordability Index	107
Percent of Income for Mortgage	19.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Financial Expenditures

Trumbull town, CT
Trumbull town, CT (0912077200)
Geography: County Subdivision

REALTY CONCEPTS INC

Demographic Summary	2025	2030
Population	38,535	39,087
Households	13,363	13,694
Families	10,518	10,756
Median Age	43.1	43.5
Median Household Income	$169,975	$190,719

	Spending Potential Index	Average Amount Spent	Total
Assets			
Value of Checking/Savings/Money Market Accounts & CDs	187	$57,988.97	$774,906,637
Value of Checking/Savings/Money Market Accounts & CDs (1 yr ago)	187	$54,426.93	$727,307,010
Value of Stocks/Bonds/Mutual Funds	215	$102,965.04	$1,375,921,865
Value of Stocks/Bonds/Mutual Funds (1 yr ago)	214	$104,116.15	$1,391,304,178
Value of Other Financial Assets	195	$25,763.02	$344,271,199
Value of Other Financial Assets (1 yr ago)	198	$25,180.85	$336,491,741
Value of Retirement Plans	209	$319,541.36	$4,270,031,179
Value of Retirement Plans (1 yr ago)	208	$315,983.92	$4,222,493,165
Surrender Value of Whole Life Policies	196	$8,012.10	$107,065,634
Surrender Value of Whole Life Policies (1 yr ago)	199	$7,587.92	$101,397,415
Liabilities			
Original Mortgage Amount (Owned Home)	195	$29,998.64	$400,871,779
Vehicle Loan Amount (1)	166	$5,851.04	$78,187,458
Value of Credit Card Debt	177	$5,322.68	$71,126,947
Value of Credit Card Debt (1 yr ago)	177	$4,731.12	$63,221,994
Value Owed on Student Loans	159	$12,181.40	$162,780,012
Value Owed on Student Loans (1 yr ago)	161	$11,959.03	$159,808,566
Value Owed on Non-student Loans	164	$1,574.26	$21,036,863
Value Owed on Non-student Loans (1 yr ago)	167	$1,165.68	$15,576,918
Owned Dwellings - Special Lump Sum Mortgage Payments	193	$1,600.63	$21,389,229
Owned Dwellings - Special Assessments	203	$21.69	$289,812
Owned Dwellings - Property Purchase Closing Costs	182	$616.03	$8,231,960

(1) Vehicle Loan Amount is the amount of a loan for a car, truck, van, SUV, motor home, boat, camper, motorcycle, motor scooter, moped, plane, snowmobile, dune buggy, ATV, or Segway, excluding interest.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

ⓘ Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

© 2026 Esri

Financial Expenditures | Trumbull town, CT | Geography: County Subdivision

	Spending Potential Index	Average Amount Spent	Total
Earnings			
Interest/Dividends	213	$3,812.64	$50,948,309
Royalty/Estate/Trust Income	196	$1,917.08	$25,617,901
Amount Paid: Interest			
Home Mortgage	197	$7,947.41	$106,201,260
Home Equity Loan	203	$92.65	$1,238,078
Home Equity Line of Credit	218	$324.90	$4,341,591
New Car/Truck/Van Loan	174	$310.23	$4,145,557
Used Car/Truck/Van Loan	152	$324.99	$4,342,777
Finance/Late/Interest Charges for Credit Cards	159	$522.19	$6,978,022
Finance/Late/Interest Charges for Student Loans	166	$105.67	$1,412,062
Finance/Late/Interest Charges for Non-student Loans	127	$57.15	$763,638
Amount Paid: Principal			
Home Mortgage	201	$6,509.06	$86,980,517
Home Equity Loan	208	$169.63	$2,266,775
Home Equity Line of Credit	227	$755.94	$10,101,576
New Car/Truck/Van Loan	177	$2,154.65	$28,792,595
Used Car/Truck/Van Loan	155	$1,770.60	$23,660,554
Checking Account and Banking Service Charges	136	$51.19	$684,049

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

ⓘ Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Proposed Comon Interest Community

The proposed 42-unit lot common interest community will be strategically located in a neighborhood setting sited on about 16.41+/- acres. The proposed luxury home development will consist of onsite parking for each unit. The proposed development will be comprised of 42 free-standing single-family structures with three building styles averaging about 2 stories with a two-car garage, three bedrooms, kitchen dining area/dinning room, family room, study, laundry room and 2.5 baths on a full concrete basement. The Three Home Styles range from 2,500 square feet to 3,165 square feet,

The Homeowners Association (HOA) fee is estimated to be about $300.00 per month. The Town of Trumbull will not be required to plow, maintain or service the site's roadways, lighting, on site sewers and storm drain system, trash removal, recycling and water (Including Fire Hydrants).

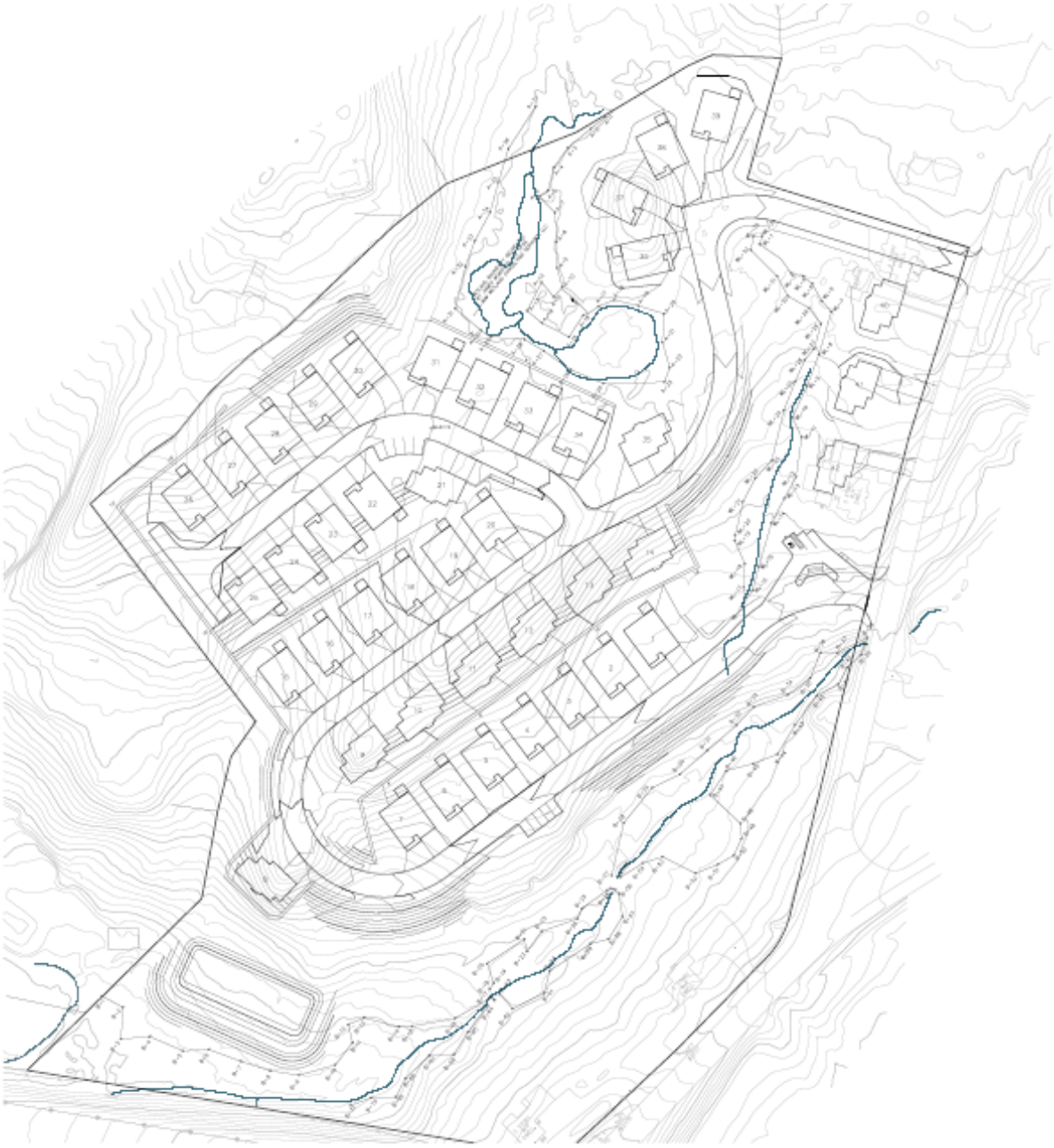
Development plans are in the preliminary stage and subject to modifications. The following impact analysis is based on the preliminary plans utilized within this report. The consultant reserves the right to modify this report if the final plans are different than what has been utilized within this report. Hypothetical conditions and Extra Ordinary assumptions have been utilized

Parcel Composition

Address	Acres	M/L/ B	Parcel ID
338 Unity Road	2.72	1/10/2028	110-28
Unity Road	2.80	1/10/2029	110-29
Unity Rd	7.50	1/10/182	110-182
334 Unity Rd	1.00	1/10/178	110-178
33 Booth Hill Rd	1.50	1/9/1995	19-95
51 Booth Hill Rd	0.89	1/9/1992	19-92
Total	**16.41**		

Source: Trumbull Assessor Files

Proposed Site Plan



Sale Price Market Data

The following transaction data represents single family and condominium sales for the Town of Trumbull from December 2018 to December 2025.

Trumbull, CT - Median Sales Price - Most Recent Month Available				
Year	Period	1-Fam	Condo	All
2025	Dec	$675,000	$497,500	$635,000
2024	Dec	$664,500	$605,000	$654,500
2023	Dec	$527,000	$480,000	$526,000
2022	Dec	$465,000	$470,000	$477,500
2021	Dec	$500,000	$412,500	$493,500
2020	Dec	$450,000	$392,500	$445,000
2019	Dec	$415,000	$276,500	$393,000
2018	Dec	$361,000	$225,500	$380,100

Trumbull, CT - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2025	Jan - Dec	$650,000	$500,000	$629,000
2024	Jan - Dec	$625,000	$495,000	$605,000
2023	Jan - Dec	$535,000	$490,000	$535,100
2022	Jan - Dec	$530,000	$405,000	$519,950
2021	Jan - Dec	$485,000	$350,000	$475,000
2020	Jan - Dec	$427,900	$333,500	$417,500
2019	Jan - Dec	$380,000	$310,000	$375,000
2018	Jan - Dec	$379,000	$331,000	$372,000

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Homeowner Statistics

An October 9, 2022, report by i Property Management reported a decline in home ownership indicating about 36% of Americans are renters which is about 44.1 million households. Connecticut renters represent 35% of households. They also reported the following renter profile:

Connecticut's Homeownership Rate-2022

While the homeownership rate in Connecticut is below average and among the state's most significant long-term decline.

- The homeownership rate in Connecticut was 63.0% in 2022Q2.
- Connecticut homeownership was up 1.41% from the previous quarter (2022Q2) and down 4.11% YoY.
- Connecticut's homeownership rate is 4.26% below the national average.
- Between 2020Q2 and 2022Q2, homeownership in Connecticut declined by 5.55%.
- From 2005-2020, Connecticut's average homeownership rate was 68.3%.
- Connecticut homeownership in 2022Q2 was 7.76% lower than the state's average homeownership rate from 2005 to 2020.
- Since 2005, Connecticut homeownership has declined by 10.6%.
- The homeowner vacancy rate in Connecticut is 4.0%, which is 400.0% above the national average.
- Connecticut's rental vacancy rate is 2.1%, which is 62.5% below the national average.
- The homeowner vacancy rate in Connecticut is 4.0%, which is 400.0% above the national average.
- Connecticut's rent

• 8.76% of new housing starts in 2022 were in the Northeast.
• The number of housing starts in the Northeast was down 11.5% from 2021.

- • 42.1% of Northeastern homes were single family, giving it the lowest rate of single-family home builds.



US Census Bureau 10/2023

Homeowner Associations-I Property Management March 13, 2025

Homeowners' associations (HOAs) play a significant role in shaping U.S. housing, influencing everything from neighborhood upkeep to amenities and property values. The latest HOA statistics show steady growth, with nearly 370,000 community associations nationwide and more than 77 million residents living in HOA-governed communities.

Homeowners' associations (HOAs) in the United States manage **370,000** communities; *12* new associations form every day*.

- **82.4%** of new homes sold in 2023 were part of HOA communities.
- **40 million** U.S. households (*53%* of homeowners) live in HOA communities.
- The average home in an HOA is valued at **$447,917**, *4.43%* below the nationwide average home value.
- The average fee for a single-family home is *$300* per month (**$3,600** annually).
- From 2023 to 2024, **5,000** new HOA communities formed; since 2010, an average of *4,600* new HOAs appear each year.
- HOA statistics show that associations are widespread in states with rapid growth and large-scale housing developments.. California leads the nation with roughly 51,250 associations serving over 14 million residents, followed closely by Florida, with about 50,100 associations, and Texas with nearly 23,000.

- The trend isn't slowing down. According to the National Association of REALTORS® (NAR), more new developments include HOAs, making them an increasingly standard feature of U.S. housing construction.

National Multifamily Housing Council Data

Connecticut Homeowner Association (HOAs) have a membership rate well below the national average. (The subject property is subject to a HOA)

- There are 4,960 HOAs in Connecticut.
- Roughly 460,000 people in Connecticut live in HOA communities.
- Each HOA has an average of 93 residents.
- 12.8% of Connecticut's residents live in HOA communities.
- 7.3% of Connecticut homeowners are part of HOAs.
- An estimated 176,923 homes in Connecticut are part of HOA communities.
- Homeownership statewide is 66.9%.

What Type of Structure Do Renters Live In?				
Structure Type	**Households**	**Percent**	**Residents**	**Percent**
Single-Family	14,392,315	31%	40,793,042	39%
2 to 4 Units	7,937,709	17%	17,753,545	17%
5 or More Units	22,008,638	48%	41,242,173	40%
Mobile Homes	1,700,948	4%	4,392,093	4%
Other	62,030	0%	119,813	0%
Total	**46,101,640**	100%	**104,300,666**	100%
Source: 2024 American Community Survey, 1-Year Estimates, US Census Bureau, Table B25032 & Table B25033. Updated 1/2026.				

Households (millions) by Number of Vehicles Per Household				
Number of Vehicles per Household	Apartment Households	All Households	Apartment Households Share	All Households Share
0	6.0	11.2	24%	9%
1	13.1	44.1	53%	33%
2	4.9	48.1	20%	36%
3 or More	0.8	29.1	3%	22%
Source: NMHC tabulations of 2024 American Community Survey microdata, US Census Bureau. Updated 1/2026.				

Households (Millions) by Living Arrangement				
Living Arrangement	Apartment Households	All Households	Apartment Households Share	All Households Share
Single Male	5.8	17.3	23%	13%
Single Female	6.9	20.9	28%	16%
Couple Only	5.0	45.5	20%	34%
Couple with Children	2.1	25.9	9%	20%
Single Parent	1.7	7.7	7%	6%
Roommates	1.2	3.6	5%	3%
Other Households	1.8	11.4	8%	9%

Source: NMHC tabulations of 2024 American Community Survey microdata, US Census Bureau. Updated 1/2026.

Age Distribution of Population				
Age Distribution	People in Rental Housing	Share	People in Owner-Occupied Housing	Share
Under 30 Years Old	48,212,544	47%	72,781,426	32%
30 to 44 Years Old	24,807,835	24%	42,230,696	19%
45 to 64 Years Old	18,957,559	19%	62,140,809	28%
65 Years and Older	10,457,360	10%	47,113,417	21%
Total	**102,435,298**	**100%**	**224,266,348**	**100%**

Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Does not include non-housing units.

Share of Households with Children				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
28.8%	40.2%	30.5%	18.5%	11.0%

Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.

Share of Households with School-Age Children				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
22.6%	31.8%	24.5%	13.2%	7.8%
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-age children are household members between the ages of 6-17.				

Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
55.3	81.9	58.5	33.1	17.4
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: Children are household members under the age of 18.				

School-Age Children per 100 Households				
All Households	Single-Family Renter Households	Single-Family Owner Households	Multifamily Renter Households	Multifamily Owner Households
38.5	56.0	41.8	20.7	11.3
Source: NMHC tabulations of 2023 American Community Survey microdata, US Census Bureau. Updated 10/2024. Note: School-Age children are household members between the ages of 6-17.				

The above data indicates single family Households with Children (41.8%) provides a snapshot of the prevalence of children and school-age children (ages 6-17- 41.8%) in single family household 41.7% per 100 households have school age children. The data includes single-family owners, single-family renters, multifamily renters, and multifamily owners, as well as information on apartment households based upon the year their apartment home was built. (National Multi Housing Council)

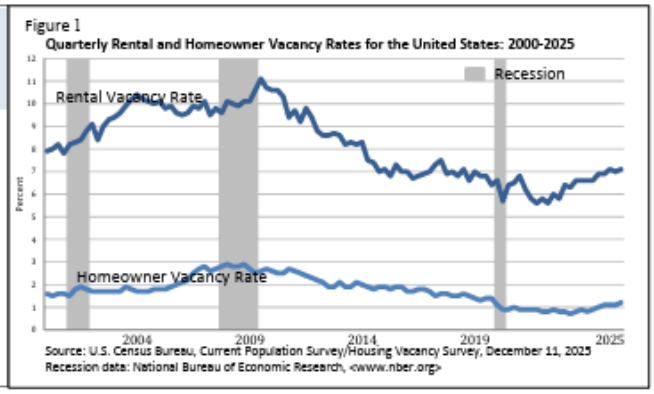
Census Bureau Housing Data

QUARTERLY RESIDENTIAL VACANCIES AND HOMEOWNERSHIP, THIRD QUARTER 2025

Release Number: CB25-155

December 11, 2025 — The U.S. Census Bureau announced the following residential vacancies and homeownership statistics for the third quarter 2025:





National vacancy rates in the third quarter 2025 were 7.1 percent for rental housing and 1.2 percent for homeowner housing. The rental vacancy rate was not statistically different from the rate in the third quarter 2024 (6.9 percent) and not statistically different from the rate in the second quarter 2025 (7.0 percent).

The homeowner vacancy rate of 1.2 percent was higher than the rate in the third quarter 2024 (1.0 percent) and higher than the rate in the second quarter 2025 (1.1 percent).

The homeownership rate of 65.3 percent was not statistically different from the rate in the third quarter 2024 (65.6 percent) and not statistically different than the rate in the second quarter 2025 (65.0 percent).

The homeownership rate of 66.0 percent was virtually the same as the rate in the third quarter 2022 (66.0 percent) and not statistically different from the rate in the second quarter 2023 (65.9 percent).

Table 2. Homeowner Vacancy Rates by State: 2005 to 2025

State	First Quarter 2025	Margin of Error[1]	Second Quarter 2025	Margin of Error[1]	Third Quarter 2025	Margin of Error[1]	Fourth Quarter 2025	Margin of Error[1]
Connecticut	(z)	(z)	(z)	(z)	0.5	0.6		
MSA								
Bridgeport-Stamford-Norwalk, CT	(z)	(z)	(z)	(z)	0.6	1.2		

School Age Children & Target Market

The consultant has reviewed the 2024-2025 Trumbull school data and budget to provide a breakdown of public-school aged children, number of pupils and the current cost to educate a child in Trumbull. Based on public information and data provided by the Trumbull Board of Education and The Connecticut State Department of Education, the estimated cost to educate the approximate 2024-2025 school enrollment of 6.943 students is about $19.452 per student. This per pupil cost to educate will be utilized in this analysis. All Trumbull school data is as of October 1 of each year which is the benchmark utilized by the Connecticut State Department of Education.

The housing being proposed is market rate common interest residential housing units. The demographics mirror the greater Trumbull market. There are anticipated to be school aged children living at the proposed complex.

School Age Children in Trumbull CT- Continued

The following is latest complete district posted profile data from The State of Connecticut Department of Education for the Town of Trumbull for the 2021-2022 school year. Some 2022-2023 data has been released, indicating a 2022-2023 enrolment of 3,398 students.

Connecticut State Department of Education

DISTRICT PROFILE AND PERFORMANCE REPORT FOR SCHOOL YEAR 2024-25

CONNECTICUT Education

Trumbull School District

Martin Semmel, Superintendent • 203-452-4301 • www.trumbullps.org/

District Information

Grade Range	PK-12
Number of Schools/Programs	13
Enrollment	6,943
Per Pupil Expenditures	$19,452
Total Expenditures	$137,081,330

Expenditure data reflect the 2023-24 school year.



Community Information

AdvanceCT Town Profiles provide summary demographic and economic information for Connecticut's municipalities at https://www.advancect.org/site-selection/town-profiles

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Instruction and Resources 2
Performance and Accountability 4
Narratives 7

Notes

Unless otherwise noted, all data are for 2024-25 and include all grades offered by the district.

In most tables, data are displayed only for the three major race/ethnicity categories. For additional race/ethnicity categories, please visit https://public-edsight.ct.gov

State totals are not displayed as they are not comparable to district totals.

Special Education tables reflect only students for whom the district is fiscally responsible.

* When an asterisk is displayed, data have been suppressed to safeguard student confidentiality. Complete data suppression guidelines are available at https://tinyurl.com/SuppressionPolicy

N/A is displayed when a category is not applicable for a district or school.

Students

October 1, 2024 Enrollment

Student Group	District Count	District Percent (%)	State Percent (%)
Female	*	*	48.4
Male	3,602	51.9	51.5
Non-Binary	*	*	0.1
American Indian or Alaska Native	10	0.1	0.2
Asian	759	10.9	5.2
Black or African American	513	7.4	12.4
Hispanic or Latino of any race	1,440	20.7	32.1
Native Hawaiian or Other Pacific Islander	7	0.1	0.1
Two or More Races	215	3.1	4.8
White	3,999	57.6	45.1
English Learners/Multilingual Learners	327	4.7	11.3
Eligible for Free or Reduced-Price Meals	1,393	20.1	44.8
Students with Disabilities	1,053	15.2	18.5

The enrollment table represents students in grades PK-12 reported by the district in the Public School Information System (i.e., PSIS Reporting District).
Students with disabilities are students with an individualized education program (IEP) only. This category does not include students with Section 504 plans or services plans.

Chronic Absenteeism and Suspension/Expulsion

Student Group	Chronic Count	Chronic Rate (%)	Suspension Count	Suspension Rate (%)
Female	227	7.0	35	1.0
Male	*	*	126	3.4
Non-Binary	*	*	0	*
Black or African American	33	6.6	16	2.9
Hispanic or Latino of any race	136	9.8	52	3.5
White	232	5.9	77	1.9
English Learners/Multilingual Learners	47	14.1	6	1.7
Eligible for Free or Reduced-Price Meals	182	12.7	69	4.4
Students with Disabilities	139	14.1	57	4.8
All Students - District	455	6.7	161	2.3
All Students - State		17.2		6.8

A student is **chronically absent** if they miss ten percent or greater of the total number of days enrolled in the school year for any reason. Pre-Kindergarten students are excluded from this calculation.
A student is included in **suspension count/rate** if they received at least one in-school suspension, out-of-school suspension, or expulsion.

Number of students qualified as truant under state statute: 326
Number of school-based arrests: Fewer than 6

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Educators

Full-Time Equivalent (FTE) Staff

Role	FTE
General Education Teachers and Instructors	416.4
General Education Paraprofessionals	34.2
Special Education Teachers and Instructors	74.2
Special Education Paraprofessionals	184.8
District Central Office Administrators	8.6
School Level Administrators	25.0
Library/Media Specialists (Certified)	9.0
Library/Media Support Staff	1.0
Instructional Specialists Who Support Teachers	32.6
Counselors, Social Workers and School Psychologists	50.9
School Nurses	12.7
Other Staff Providing Non-Instructional Services/Support	321.8

In the **full-time equivalent count**, staff members working part-time in the school are counted as a fraction of full-time. For example, a teacher who works half-time in a school contributes 0.50 to the school's staff count.

Classroom Teacher Attendance: 2023-24

Level	Average Number of FTE Days Absent Due to Illness or Personal Time
District	13.5
State	13.0

Educators by Race/Ethnicity

Race/Ethnicity	District Count	District Percent (%)	State Percent (%)
American Indian or Alaska Native	0	0.0	0.1
Asian	5	0.8	1.4
Black or African American	4	0.7	4.9
Hispanic or Latino of any race	20	3.2	5.3
Native Hawaiian or Other Pacific Islander	0	0.0	0.1
Two or More Races	0	0.0	0.3
White	591	95.3	87.9

New! Educator Attrition: 2023-24

Educator Type	District Attrition Count	District Attrition Rate (%)	State Attrition Rate (%)
All Educators	38	6.1	6.8
Teachers	34	6.7	7.6

Teacher Attrition Rate is defined as the percent of certified teachers who were teaching in the district in 2022-23 but were not teaching in the district in 2023-24. **All Educator Attrition Rate** is defined as the percent of certified educators who were staffed in a certified educator position in the district in 2022-23 but were not staffed in a certified educator position in the district in 2023-24.

Note: See Appendix A for exit reasons.

Instruction and Resources

11th and 12th Graders Enrolled in College-and-Career-Readiness Courses during High School

Student Group	11th Count	11th Rate (%)	12th Count	12th Rate (%)
Black or African American	44	100.0	37	97.4
Hispanic or Latino of any race	107	96.4	118	99.2
White	338	99.1	352	99.7
English Learners/Multilingual Learners	*	*	15	*
Eligible for Free or Reduced-Price Meals	124	98.4	128	99.2
Students with Disabilities	73	97.3	94	98.9
All Students - District	559	98.6	582	99.5
All Students - State		89.2		95.3

College-and-Career-Readiness Courses include Advanced Placement®(AP), International Baccalaureate®(IB), Career and Technical Education(CTE), workplace experience and dual credit courses.

Students with Disabilities Spending 80% or Greater Time with Nondisabled Peers

Disability	Count	Rate (%)
Autism	78	47.3
Emotional Disability	30	54.5
Intellectual Disability	6	23.1
Learning Disability	250	65.6
Other Health Impairment	138	69.0
Other Disabilities	13	37.1
Speech/Language Impairment	52	82.5
All Disabilities - District	567	61.3
All Disabilities - State		68.0

This table represents students ages 6-21 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Students with Disabilities by Primary Disability

Disability	District Count	District Rate (%)	State Rate (%)
Autism	185	2.8	2.9
Emotional Disability	55	0.8	1.1
Intellectual Disability	26	0.4	0.6
Learning Disability	382	5.7	6.5
Other Health Impairment	203	3.0	3.6
Other Disabilities	61	0.9	1.1
Speech/Language Impairment	73	1.1	2.0
All Disabilities	985	14.7	17.8

This table represents students in grades K-12 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

Students with Disabilities Placed Outside of the District

Classroom Setting	District Count	District Rate (%)	State Rate (%)
Public Schools in Other Districts	28	2.8	8.2
Private Schools or Other Settings	30	3.0	4.5

This table represents students in grades K-12 for whom the district is fiscally responsible (i.e., Nexus District students with an IEP or services plan).

Overall Expenditures: 2023-24

Expenditure	District Total ($)	District Per Pupil ($)	State Per Pupil ($)
Instruction	$73,595,147	$10,443	$13,471
Support services - students	$22,355,621	$3,232	$1,826
Support services - instruction	$6,708,049	$970	$972
Support services - general administration	$3,059,585	$442	$568
Support services - school based administration	$5,383,532	$778	$1,274
Central and other support services	$4,111,474	$594	$761
Operation and maintenance of plant	$13,498,819	$1,952	$2,125
Student transportation services	$8,369,104	$1,342	$1,695
Food services	.	.	$10
Enterprise operations	.	.	$219
Total	$137,081,330	$19,452	$22,054

Expenditures may be supported by local tax revenues, state grants, federal grants, municipal in-kind services, tuition and other sources.

Special Education Expenditures: 2023-24

Expenditure	District Total ($)	District Percent (%)	State Percent (%)
Teacher Salaries	$12,687,165	37.1	26.4
Instructional Aide Salaries	.	.	10.1
Other Salaries	$6,062,250	17.7	10.5
Employee Benefits	$4,950,097	14.5	13.3
Purchased Services Other Than Transportation	$761,894	2.2	6.8
Special Education Tuition	$5,571,443	16.3	22.8
Supplies	$90,416	0.3	0.6
Property Services	.	.	0.4
Purchased Services For Transportation	$3,993,166	11.7	8.7
Equipment	$41,898	0.1	0.2
All Other Expenditures	$3,835	0.0	0.1
Total	$34,164,163	100.0	100.0

Percent of Total Expenditures Used for Special Education: 2023-24

Level	Percent (%)
District	24.9
State	25.7

Expenditures by Revenue Source: 2023-24

Revenue Source	Percent of Total (%) Excluding School Construction
Local	91.8
State	4.4
Federal	2.3
Tuition & Other	1.4

Revenue sources do not include state-funded Teachers' Retirement Board contributions, Connecticut Technical Education and Career System (CTECS) operations, CSDE-budgeted costs for salaries and leadership activities and other state-funded school districts (e.g., Dept. of Children and Families and Dept. of Correction).

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Performance and Accountability

District Performance Index (DPI)

A District Performance Index (DPI) is the average performance of students in a subject area (i.e., English Language Arts(ELA), Mathematics or Science) on the state summative assessments. The DPI ranges from 0-100. A DPI is reported for all students tested in a district and for students in each individual student group. Connecticut's ultimate target for a DPI is 75.

Student Group	ELA Count	ELA DPI	Math Count	Math DPI	Science Count	Science DPI
American Indian or Alaska Native	*	*	*	*	*	*
Asian	417	84.1	417	86.6	190	85.6
Black or African American	267	70.9	267	65.2	127	66.9
Hispanic or Latino of any race	731	71.5	731	69.2	301	71.7
Native Hawaiian or Other Pacific Islander	*	*	*	*	*	*
Two or More Races	102	84.5	102	83.7	30	88.7
White	2,148	77.8	2,147	76.8	957	78.3
English Learners/Multilingual Learners	295	69.1	295	69.0	88	65.6
Non-English Learners/Non-Multilingual Learners	3,380	77.6	3,379	76.3	1,523	77.9
Eligible for Free or Reduced-Price Meals	771	70.0	771	67.3	340	71.4
Not Eligible for Free or Reduced-Price Meals	2,904	78.8	2,903	78.0	1,271	78.8
Students with Disabilities	507	55.9	506	52.0	222	54.5
Students without Disabilities	3,168	80.3	3,168	79.5	1,389	80.8
High Needs	1,244	67.5	1,243	65.1	531	67.1
Non-High Needs	2,431	81.8	2,431	81.2	1,080	82.2
All Students - District	3,675	77.0	3,674	75.7	1,611	77.2

National Assessment of Educational Progress (NAEP): Percent At or Above Proficient

Year	Subject	Grade	CT	National Public
2024	Reading	4	36%	30%
2024	Reading	8	35%	29%
2024	Math	4	42%	39%
2024	Math	8	32%	27%

NAEP is often called the "Nation's Report Card." It is sponsored by the U.S. Department of Education. This table compares Connecticut's performance to that of national public school students. Performance standards for state assessments and NAEP are set independently. Therefore, one should not expect performance results to be the same across Smarter Balanced and NAEP. Instead, NAEP results are meant to complement other state assessment data. Performance on NAEP by student group is available at https://tinyurl.com/CTNAEP2024

Physical Fitness Tests: Percent of Students Reaching Health Standard

Test	Grade 4 Percent (%)	Grade 6 Percent (%)	Grade 8 Percent (%)	HS Percent (%)	All Tested Grades Count	All Tested Grades Percent (%)
Sit & Reach	95.1	80.2	83.5	92.4	2,100	87.4
Curl Up	91.2	84.3	85.6	90.0	2,099	87.6
Push Up	88.3	77.1	87.2	84.5	2,095	84.1
Mile Run/PACER	89.1	76.3	80.7	71.6	2,093	79.3
All Tests - District	78.0	52.9	56.5	63.7	2,086	62.3
All Tests - State	55.8	51.4	46.0	43.6		49.0

The Connecticut Physical Fitness Assessment (CPFA) is administered to students in Grades 4, 6, 8 and High School (HS). The health-related fitness scores gathered through the CPFA should be used to educate and motivate children and their families to increase physical activity and develop lifetime fitness habits.

Note: Only students assessed in all four areas are included in the All Tests calculation

2023-24 Cohort Graduation: Four-Year

Student Group	Cohort Count	Rate (%)
Black or African American	39	89.7
Hispanic or Latino of any race	84	91.7
White	366	96.4
English Learners/Multilingual Learners	9	*
Eligible for Free or Reduced-Price Meals	150	94.0
Students with Disabilities	87	82.8
All Students - District	554	95.5
All Students - State		88.9

The four-year cohort graduation rate represents the percentage of first-time 9th graders who earn a standard high school diploma within four years.
Cohort count includes all students in the cohort as of the end of the 2023-24 school year.

11th and 12th Graders Demonstrating Postsecondary Readiness

Student Group	Count	Rate (%)
Female	451	75.7
Male	354	64.0
Non-Binary	0	*
Black or African American	53	64.6
Hispanic or Latino of any race	124	53.9
White	509	73.3
English Learners/ Multilingual Learners	*	*
Eligible for Free or Reduced-Price Meals	153	60.0
Students with Disabilities	30	17.6
All Students - District	805	69.9
All Students - State		47.2

Students demonstrate postsecondary readiness through at least one of the following:

- SAT® - meets benchmark score on SAT, Revised SAT or Connecticut School Day SAT
- ACT® - meets benchmark score on 3 of 4 exams (benchmark score varies by subject)
- AP® - 3 or higher on any one AP® exam
- IB® - 4 or higher on any one IB® exam
- Earning three or more non-remedial college credits cumulatively during high school.

Sources:

SAT® and AP® statistics derived from data provided by the College Board.

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ACT® statistics derived from data provided by ACT, Inc.

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IB® statistics derived from data provided by the International Baccalaureate Organization.

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College Entrance and Persistence

Student Group	Class of 2024 Entrance Rate (%)	Class of 2023 Persistence Rate (%)
Female	88.3	98.0
Male	75.9	93.4
Non-Binary	N/A	*
Black or African American	75.7	95.8
Hispanic or Latino of any race	79.0	87.5
White	82.3	96.8
English Learners/ Multilingual Learners	*	*
Eligible for Free or Reduced-Price Meals	80.0	85.0
Students with Disabilities	60.9	82.5
All Students - District	82.0	95.6
All Students - State	67.0	88.2

College entrance refers to the percent of high school graduates from the year who enrolled in college any time during the first year after high school.
College persistence refers to the percent of students who enrolled in college the first year after high school and returned for a second year (Freshman to Sophomore persistence).

Source: National Student Clearinghouse

District Profile and Performance Report for School Year 2024-25
Trumbull School District

Next Generation Accountability Results

Connecticut's Next Generation Accountability System is a broad set of 12 indicators that help tell the story of how well a district/school is preparing its students for success in college, careers, and life. It moves beyond test scores and graduation rates to provide a more holistic, multifactor perspective of district and school performance.

Indicator	Student Group	Index/Rate	Target	Points Earned	Max Points	% Points Earned	State Average Index/Rate
ELA Performance Index	All Students	77.0	75	50.0	50	100.0	64.7
ELA Performance Index	High Needs Students	67.5	75	45.0	50	90.0	54.9
Math Performance Index	All Students	75.7	75	50.0	50	100.0	61.1
Math Performance Index	High Needs Students	65.1	75	43.4	50	86.8	50.6
Science Performance Index	All Students	77.2	75	50.0	50	100.0	62.6
Science Performance Index	High Needs Students	67.1	75	44.7	50	89.5	52.1
ELA Academic Growth	All Students	66.5%	100%	66.5	100	66.5	60.6%
ELA Academic Growth	High Needs Students	61.7%	100%	61.7	100	61.7	55.7%
Math Academic Growth	All Students	71.0%	100%	71.0	100	71.0	62.3%
Math Academic Growth	High Needs Students	64.0%	100%	64.0	100	64.0	55.9%
Progress Toward English Proficiency	Literacy	67.8%	100%	33.9	50	67.8	58.7%
Progress Toward English Proficiency	Oral	64.6%	100%	32.3	50	64.6	55.7%
Chronic Absenteeism	All Students	6.7%	<=5%	46.5	50	93.1	17.2%
Chronic Absenteeism	High Needs Students	12.5%	<=5%	35.0	50	70.1	24.8%
% Taking CCR Courses	All Students	99.0%	75%	50.0	50	100.0	92.4%
% Meeting CCR Benchmark	All Students	69.9%	75%	46.6	50	93.2	47.2%
On-track to High School Graduation	All Students	98.6%	94%	50.0	50	100.0	85.9%
4-year Graduation Rate (2024 Cohort)	All Students	95.5%	94%	100.0	100	100.0	88.9%
6-year Graduation Rate (2022 Cohort)	High Needs Students	90.8%	94%	96.6	100	96.6	87.3%
Postsecondary Entrance (Class of 2024)	All Students	82.0%	75%	100.0	100	100.0	67.0%
Physical Fitness % Meeting Health Standard	All Students	62.3%	75%	41.5	50	83.0	49.0%
Arts Access	All Students	58.9%	60%	49.1	50	98.1	55.1%
Accountability Index				**1228.0**	**1450**	**84.7**	

Physical Fitness Estimated Participation Rate - District: 97.2% | State: 95.6%

NOTE: A dot (.) appears in the table above when there are fewer than 20 students in the student group or the indicator is not applicable based on grades served.

Gap Indicator	Non-High Needs Rate	High Needs Rate	Size of Gap	State Gap Mean +1 Stdev	Is Gap an Outlier?
ELA Performance Index Gap	75.0	67.5	7.5	16.9	N
Math Performance Index Gap	75.0	65.1	9.9	18.4	N
Science Performance Index Gap	75.0	67.1	7.9	18.2	N
Graduation Rate Gap	94.0%	90.8%	3.2%	8.6%	N

If the Non-High Needs Rate exceeds the ultimate target (75 for Performance Index and 94% for graduation rate), the ultimate target is used for gap calculations.
If the size of the gap exceeds the state mean gap plus one standard deviation, the gap is an outlier.

NOTE: A dot (.) appears in the table above when there are fewer than 20 students in at least one of the student groups used to calculate the gap measure or the indicator is not applicable based on grades served. Gap calculations are based on unrounded rates.

Subject	Student Group	Participation Rate (%)
ELA	All Students	99.3
ELA	High Needs Students	98.5
Math	All Students	99.3
Math	High Needs Students	98.4
Science	All Students	98.6
Science	High Needs Students	97.0

Minimum participation standard is 95%.

Connecticut's State Identified Measurable Result (SIMR) for Children with Disabilities

Increase the reading performance of all 3rd grade students with disabilities statewide, as measured by Connecticut's English Language Arts (ELA) Performance Index.

Grade 3 ELA Performance Index for Students with Disabilities:

District: 59.1 **State: 50.2**

Supporting Resources: https://public-edsight.ct.gov/Overview/Next-Generation-Accountability-Dashboard#related-links

School Age Children in Trumbull- Continued

October 2025

Connecticut State Department of Education
Bureau of Fiscal Services

2024-2025 Net Current Expenditures (NCE) per Pupil (NCEP)
and 2025-2026 Special Education Excess Cost Grant
Basic Contributions

District Code	District Name	(1) NCE 2024-2025	(2) Average Daily Membership (ADM) 2024-2025	(3) NCEP 2024-2025 (Col 1 / Col 2)	(4) State Agency Placement Basic Contribution (Col 3, Rounded)	(5) Local Initiated Placement Basic Contribution (Col 3 x 4.5, Rounded)
117	REDDING	36,747,950	1,175.67	31,257.03	31,257	140,657
118	RIDGEFIELD	113,247,513	4,470.53	25,332.01	25,332	113,994
119	ROCKY HILL	55,513,808	2,687.96	20,652.77	20,653	92,937
121	SALEM	11,477,632	551.52	20,810.91	20,811	93,649
122	SALISBURY	11,226,954	344.93	32,548.50	32,549	146,468
123	SCOTLAND	4,160,057	134.48	30,934.39	30,934	139,205
124	SEYMOUR	41,456,372	2,176.48	19,047.44	19,047	85,713
125	SHARON	5,934,737	127.39	46,587.15	46,587	209,642
126	SHELTON	89,191,239	4,614.22	19,329.65	19,330	86,983
127	SHERMAN	9,739,310	333.33	29,218.22	29,218	131,482
128	SIMSBURY	89,578,003	4,118.37	21,750.84	21,751	97,879
129	SOMERS	28,776,055	1,324.30	21,729.26	21,729	97,782
131	SOUTHINGTON	120,157,717	6,028.88	19,930.35	19,930	89,687
132	SOUTH WINDSOR	96,313,288	5,167.73	18,637.45	18,637	83,869
133	SPRAGUE	7,616,889	362.00	21,041.13	21,041	94,685
134	STAFFORD	31,029,627	1,292.86	24,000.76	24,001	108,003
135	STAMFORD	372,126,030	15,740.78	23,640.89	23,641	106,384
136	STERLING	8,359,235	426.12	19,617.09	19,617	88,277
137	STONINGTON	44,364,041	1,745.13	25,421.63	25,422	114,397
138	STRATFORD	145,396,379	6,781.10	21,441.41	21,441	96,486
139	SUFFIELD	40,704,123	1,922.64	21,170.95	21,171	95,269
140	THOMASTON	18,692,691	866.28	21,578.12	21,578	97,102
141	THOMPSON	21,889,211	826.77	26,475.57	26,476	119,140
142	TOLLAND	42,953,050	2,180.68	19,697.09	19,697	88,637
143	TORRINGTON	86,644,799	4,213.10	20,565.57	20,566	92,545
144	TRUMBULL	135,098,207	6,780.83	19,923.55	19,924	89,656
145	UNION	1,799,264	71.68	25,101.34	25,101	112,956
146	VERNON	66,031,253	3,373.62	19,572.82	19,573	88,078
147	VOLUNTOWN	7,239,063	280.88	25,772.80	25,773	115,978
148	WALLINGFORD	123,822,889	5,247.19	23,597.94	23,598	106,191
151	WATERBURY	341,276,733	18,575.34	18,372.57	18,373	82,677
152	WATERFORD	61,808,033	2,438.33	25,348.51	25,349	114,068
153	WATERTOWN	58,737,373	2,660.72	22,075.74	22,076	99,341
154	WESTBROOK	20,546,998	600.66	34,207.37	34,207	153,933
155	WEST HARTFORD	209,252,319	9,323.98	22,442.38	22,442	100,991
156	WEST HAVEN	115,650,229	6,874.50	16,823.07	16,823	75,704
157	WESTON	59,458,405	2,052.20	28,973.01	28,973	130,379
158	WESTPORT	145,442,922	5,247.86	27,714.71	27,715	124,716
159	WETHERSFIELD	76,185,122	3,652.95	20,855.78	20,856	93,851
160	WILLINGTON	15,386,492	569.59	27,013.28	27,013	121,560
161	WILTON	93,352,968	3,736.10	24,986.74	24,987	112,440
162	WINCHESTER	25,099,008	1,101.34	22,789.52	22,790	102,553
163	WINDHAM	73,159,365	3,076.37	23,781.07	23,781	107,015
164	WINDSOR	87,061,586	3,771.24	23,085.67	23,086	103,886
165	WINDSOR LOCKS	36,634,579	1,507.68	24,298.64	24,299	109,344
166	WOLCOTT	41,363,661	2,243.18	18,439.74	18,440	82,979
167	WOODBRIDGE	34,920,842	1,636.30	21,341.34	21,341	96,036
169	WOODSTOCK	22,205,739	1,126.82	19,706.55	19,707	88,679
201	DISTRICT NO. 1	11,940,286	336.00	35,536.57	35,537	159,915
204	DISTRICT NO. 4	21,755,925	655.00	33,215.15	33,215	149,468

School Age Children in Trumbull- Continued

Ten Year Trumbull School District Analysis

As of October 1 Each Year	2024-2025	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	Mean	Median	Std Dev
General Ed Teachers	416.4	422.5	431.4	413.9	423.2	423.8	423.2	410.3	417.7	406.7	406.3	417.8	417.7	7.94
Assistants	34.2	40.7	39.6	26.6	32.2	36.3	36.6	64.6	26.3	44.6	36.5	38.0	36.5	10.41
Sp Ed Teachers	74.2	74.5	76.5	76.1	74.4	78.4	72.9	70.8	66.9	69.8	69.3	73.1	74.2	3.50
Instuctional Assistants/Sp Ed Pros.	184.4	187.2	194.2	179.7	163.2	149.5	146.3	148.3	145.4	141.4	141.3	161.9	149.5	20.51
District Office	8.6	7.6	9.6	8.4	7.6	11.0	12.0	11.2	11.0	9.0	9.0	9.5	9.0	1.53
School Level/Admin	25	25.8	23.8	21.6	21.8	21.4	21.6	22.9	24.1	25.1	24.7	23.4	23.8	1.64
Libray/Media	10	9	9	10	11	12.0	13.0	12.0	11.5	12.0	12.0	11.0	11.5	1.35
Inst. Spcialists	32.6	31.5	31.5	29.3	27.3	31.7	34.9	34.9	34.9	32.2	31.5	32.0	31.7	2.36
Social Wokers/Psych	50.9	49.9	49.9	50.5	51.3	52.8	51.6	50.1	50.6	50.7	47.7	50.5	50.6	1.27
Nurses	12.7	12.7	12.9	12.9	12.9	12.9	12.5	12.5	12.9	12.4	12.4	12.7	12.7	0.21
Non Instructional Staff	321.8	325.8	323.7	325.8	326.7	12.9	336.5	328.1	329.9	330.1	327.4	299.0	326.7	94.96
Total Staff	1170.8	1187.2	1202.1	1,154.8	1,151.6	336.7	1,161.1	1,165.7	1,131.2	1,134.0	1118.1	1,083.0	1,154.8	248.73
Expenditures	$137,081,130	$130,499,323	$124,369,187	$119,260,783	$117,502,755	$114,309,294	$110,100,123	$108,598,675	$105,751,492	$102,893,480	$100,859,802	115,566,004.0	114,309,294.0	11,549,856.39
Students	6,943	6,940	6,920	6,896	6,739	6,808	6,477	6,740	6,685	6,687	6,716	6,777.4	6,740.0	142.41
Student Ratios														
Teacher & Assistant Student Ratio	9.79	9.57	9.33	9.90	9.72	9.90	9.54	9.71	10.19	10.09	10.28	9.82	34.90	0.29
Complement Student Ratio	5.93	5.85	5.76	5.97	5.85	20.22	5.58	5.78	5.91	5.90	6.01	7.16	34.90	4.33
Expenditures per Student	$19,452	$18,553	$17,703	$17,385	$16,953	$16,661.00	$16,031.00	$16,156.00	$15,600.00	$15,187.00	$14,688.00	16,760.82	52.20	1,442.15
Terachers Only per Student	14.15	13.96	13.62	14.07	13.54	13.56	13.06	14.01	13.79	14.03	14.12	13.81	52.20	0.34
Instuctional Assistants/ student	37.65	37.07	35.63	38.38	41.29	45.54	44.27	45.45	45.98	47.29	47.53	42.37	47.41	4.47
District Office	0.0012	0.0011	0.0014	0.0012	0.0011	0.0016	0.0019	0.0017	0.0016	0.0013	0.0013	0.00	47.41	0.00
School Level/Admin	277.72	268.99	290.76	319.26	309.13	318.13	299.86	294.32	277.39	266.41	271.90	290.35	156.97	19.40
Libray/Media	694.30	771.11	768.89	689.60	612.64	567.33	498.23	561.67	581.30	557.25	559.67	623.82	156.97	92.38
Inst. Spcialists	0.00	0.00	0.00	235.36	246.85	214.76	185.59	193.12	191.55	207.67	213.21	153.46	45.76	100.20
Social Wokers/Psych	7.38	7.26	8.16	136.55	131.36	128.94	125.52	134.64	132.11	131.89	140.80	98.60	42.78	58.58
Nurses	546.69	546.46	536.43	534.57	522.40	527.75	518.16	539.20	518.22	539.27	541.61	533.71	47.53	10.53
Non Instructional Staff	21.58	21.30	21.38	21.17	20.63	527.75	19.25	20.54	20.26	20.26	20.51	66.78	125.52	152.89
Total Staff	5.93	5.85	5.76	5.97	5.85	20.22	5.58	5.78	5.91	5.90	6.01	7.16	125.52	4.33
Budget Year over Year Change Dollars	$6,581,807	$6,130,136	$5,108,404	$1,758,028	$3,193,461	$4,209,171	$1,501,448	$2,847,183	$2,858,012	$2,033,678				
Budget Year over Year Invrease %	4.80%	4.70%	4.11%	1.47%	2.72%	3.68%	1.36%	2.62%	2.70%	1.98%				
Student Change Year over Year #	3	20	24	157	(69)	331	(263)	55	(2)	(29)				
Student % Change Year over Year	0.04%	0.29%	0.35%	2.28%	-1.02%	4.86%	-4.06%	0.82%	-0.03%	-0.43%				

Current data indicates the 2024-2025 October 1, 2025, student enrollment was 6,943 an increase of 43 students from the prior year. Trumbull 2025 Student teacher ratio was 14.9:1 for the US. The 2025 Connecticut student teacher ratio is 12.0:1.

School Age Children in - Continued

Trumbull School Enrollment 2015- 2025

As of October 1, 2025, Trumbull school enrollment has varied enrollment numbers from 2015 to 2025, yet within a close range. Enrollment over the ten-year period has increased 3.83% (2015 to 2025). The following data was developed from the State of Connecticut Department of Education" InSites

Student to Teacher Ratio Analysis-Trumbull CT Schools

The preceding analysis analyzes the student-to-teacher ratio for the past ten years. Data was available from the Connecticut State Department of Education (EdSight) and some from Trumbull School Board. Available data indicates general teacher and assistance to student ratio for the 2024-2025 school year is 9.79 and only teachers to student ratio of 14.15. The 2025 -2026 Connecticut average student to teacher ratio is 12:0. The cost to educate a child in Trumbull as reported by the Trumbull School Board is about $19,452 per child as of October 1, 2025.

Source CT EdSight

Public School Age Children

Based on the above referenced data, there are about 13,363 households in Trumbull, CT with about 6,940 students enrolled in Trumbull public schools, resulting in a ratio of 0.52 students per household (6,943 students ÷ 13,363 Households = 0.52). This data includes single family and apartments. Single family units skew the data ratio upward.

National Multi Housing Council reports about 0.41.8 school age children per housing. Therefore, for this analysis 0.50 Public School Age Children per unit will be utilized for the three-bedroom units. About 8.0% attend private school.

A Trumbull development, the Enclave at Daniels Farm, is a single-family common interest community with 30 single family 2 & 3 bedroom homes similar to the proposed subject. In October 2025 the Trumbull Board of Education reported that there were 8 elementary, 4 middle school and 2 High School students at the Enclave totaling 14 PSAC at the complex. 14 PASC ÷ 30 units = 0.47 students per unit.

The proposed common interest single family development is comprised of 42 three-bedroom units. Based on the above analysis and utilizing data from the Enclave as of October 2025 which is located in Trumbull CT School System: Therefore, a 0.50 ratio will be utilized per unit resulting in 21 PSAC estimated for the proposed subject development.

Fiscal Impact

NOTE: Hypothetical Conditions and Extraordinary Assumption are utilized to assume that all approvals from the Town of Trumbull and State of CT have been granted. That the subject development is in place.

Personal Property Taxes

A result of new residential development is the addition of new personal property to the Town's Grand List. The primary impact is the automobile. Therefore, 2 cars per unit will be utilized. An average value of $22,000 per car will be utilized based on current average vehicle cost for Connecticut.

Additional Town Services

The consultant has not reached out to the respective departments.

Police: The police Department has previously responded as follows: "When reviewing development projects, the Police Commission typically considers only the traffic impact, and their approval pertains only to traffic impact. If the project causes a need for additional police resources after it's built, the Police Department will address issues at that time".

Fire: Based on previous analysis performed by this office in Trumbull there was no fiscal impact on the fire department for equipment or manpower. Therefore, no fiscal impact is assumed.

EMS: EMS has not yet to respond**.** Based on the type of residential development and unit mix it is assumed that there would be no adverse impact on EMS services.

Public Works. The consultant has reviewed the Proposed Residential Apartment Development and has observed the following: The Town of Trumbull will not be required to plow, maintain or service the site's roadways, lighting, on site sewer and storm drain system, trash removal, recycling and water (Including Fire Hydrants) system. Therefore, there is no fiscal impact on Trumbull Public Works department.

To allocate the cost that would directly impact the town due to the development as proposed, education, police, fire, EMS service, and public works costs will be developed. The estimated census 2025 Trumbull population is 18,825+/- and about 2.76 persons per household.

Fiscal Impact - Continued

Education: The School Board reported that it costs about $19,452 to educate a child in Trumbull for the 2025 school year. The proposed development is estimated to produce about 12 PSAC. For this analysis the cost per child to be educated will be utilized: $19,452.

The following is the data that will be utilized based on Hypothetical Conditions that the subject development is in place and in demand and Extraordinary Assumptions that all approvals on a state and local level are granted.

Population Estimates per Development

HH Size 3-BR: 2.76 HH(ESRI) occupants per 3-bedroom unit = 116 occupants
2025 Estimated Town Population: 38,585

Estimated Market Value & Estimated Taxes

A market value of about 750,000+/- per unit (estimate) resulted in a gross market value of about $31,500,000 has been estimated. This estimated market value will be utilized to estimate the amount of estimated real property tax that can be derived.

Tax Mill Rate

The real property mill rate for the Town of Trumbull is 35.69 for the 2024 Grand List (July 1, 2025). Auto mill rate is 32.46.

Analysis Methodology- Fiscal Impact

The analysis methodology is to develop the estimated market value of the proposed 42 unit single family common interest community; determine the estimated market values of real property and personal property; apply the current assessment valuation method utilized by the Town of Trumbull; apply the current mill rate and estimate the tax revenue generated by the proposed project, then develop the estimated number of school aged children and the estimated cost to educate a PSAC to the Town of Trumbull per pupil and any other supportable financial cost to the Town of Trumbull.

Once the estimated revenue is developed, the estimated expenses to the Town of Trumbull are deducted to estimate the net fiscal impact to the Town.
:

Proposed 42 Unit Single Family Condominium- Trumbull CT
ESTIMATED FISCAL IMPACT ANALYSIS CALCULATIONS – ANNUAL

The following fiscal analysis clearly indicates that the proposed 42-unit residential single family community development is a self-sustaining fiscal entity. The Mill Rate is as of July 1, 2024, = 35.69 Mills for real property and 32.46 for vehicles which is applied to the 2024 grand list. The estimated real property taxes and personal property taxes cover the cost of any school age children the complex would generate and other related municipal costs. If the development were in place as of today, estimated net positive tax revenue would be about $315,000.

.

Jan-26		Subject Property - Residential Apartments		
Real Property				
Units		Value/Unit		
0	Studio	0		
0	1 BR	$0	$0	
0	2 BR	$0	$0	
42	3 BR	$700,000	$29,400,000	
42	**Total Units**			
Cost =			Total Est.Value	$29,400,000
70% Assessment		$20,580,000		
Times Mill Rate		0.03569		
Total Real Estate Taxes				**$734,500**
Personal Property				
Units	Cars/Unit			
	0	0		
3 BR	2	84		
Total Autos		84		
Est. Avg. Value		$22,000		
Total Value		$1,848,000		
70% Assessment		$1,293,600		
Times Mill Rate(2024)		0.03246		
Total Pers Property Tax				**$41,990**
TOTAL ESTIMATED REVENUE				**$776,490**
Municipal Expenses				
School Children				
	Units	**Factor**	**PSAC**	
1BR	0	0.05	0.00	
3 BR	42	0.50	21.00	
Total	42		21	
Rounded Total			**21**	
Education Cost			$19,452	
Total Ed Cost			$408,492	
Fire			$0	
Police			$0	
EMS Estimated			$0	
			$0	
Additional Town Services/Misc.			$50,000	
Total Cost				**($458,492)**
Total Project Town Cost/Revenue +/-				**$317,998**

Conclusion

This analysis assumes that the subject development is in place as of the date of analysis. Extra This analysis assumes that the subject development is in place as of the date of analysis. Extra Ordinary Assumptions and Hypothetical Conditions have been utilized in stating the following conclusions:

After reviewing the preceding data developed within this report, the State's economic conditions have impacted on the marketability of residential properties in the State of Connecticut. Rising residential prices have caused delays in making the decision for single family purchases. Data indicates previous increasing interest rates have delayed the purchase decision for single family homes coupled with low residential inventory. Lifestyle changes have forced an increase in single family and apartment demand in Fairfield County. An increase in urban dwellers looking for less densely populated areas to live in, such as Fairfield County Connecticut, which has less densely populated areas than New York City.

The primary driving indicator for real estate demand is employment. It is difficult at best to project future demand, but Sikorsky's April 2023 announcements of $2.7 billion Navy contract and commitment to remain in Connecticut foster an anticipated increase in future employment. Two other major labor nodes, East Hartford and Groton, CT, where New United Technologies and recent Electric Boat contracts, should increase employment which is the catalyst that was needed to reverse an adverse employment trend and improve the states' psychographics. Due to Sikorsky's proximity to the subject property, the new contracts have a positive impact on the proposed subject property's demand by stemming the potential for further employment loss. The preponderance jobs at Sikorsky are basic employment which imports new dollars to an economic region,

The subject property is in a municipality, Trumbull, Connecticut recognized as an upper scale community with good psychographics which is clearly demonstrated in the lifestyle which residents currently enjoy in Trumbull, a lifestyle that is in the mid to upper household income levels as well as having good rankings for home values and net worth. The preponderance of residential demand is single-family homes. Trumbull is near major Connecticut labor nodes and New York City as a bedroom community. Today, a paradigm shifts in residential single-family demand, and condominiums is taking place. The trend has shifted from the traditional single-family development to contemporary designed communities that incorporates market demand features like an in-home office and minimal ground care, as provided in a common interest community allowing current Trumbull residents to stay in Trumbull and retain their medical, cultural, and religious linkages.

The population segments driving free standing residential demand are the Millennials, Gen X and Gen Z. 2022 generational estimates show Gen X at 19.61%, Millennials 21.67% and Gen Z 20.88% representing 62.16% of the population. Trumbull's population is comprised of 65% of Millennials, Gen X, and Gen Z. Their lifestyle is mobile and socially oriented, forcing redesigning residential housing, high quality, work from home and an increase in social amenities.

Conclusion-Continued

Lifestyle changes and generational demand have impacted residential demand should not be dismissed at this time for intergenerational communities that meet current lifestyle demand. The uncertainty of economic conditions will impact the absorption of residential units. The approval of a new contemporary common interest community, like the subject, is prudent to be in position to meet current future demand that anticipated declining interest rates will have on demand.

The subject site is in a good location for a luxury 42 unit single family condominium/common interest community, has good area supporting linkages to retail, medical services, recreation, education, religious, cultural and transportation networks that are important to a successful contemporary residential apartment's community.

Therefore:

1) As of the date of this analysis, demand does exist for contemporary intergenerational single family residential comon interest communities in Trumbull Connecticut due lifestyle change demand. Future demand will continue to increase since millenials earning will continue to increase.
2) The study area target market has an income level, current home value and net worth that should meet the threshold income range to purchase the proposed contemporary residential condominium community.
3) The impact on municipal services is minimal or no impact as reported.
4) The impact on Trumbull public schools resulted in generating about 21 Public School Age Children. The additional student cost to education would be covered by the tax revenue generated by the subject development.
5) The proposed 42-unit free-standing single-family unit common interest/condominium community if in place as of today and under current market conditions would produce a positive net positive tax revenue for the Town of Trumbull CT of about $315,000.

Stanley A. Gniazdowski, CRE, CCIM

11 Sugar Loaf Road, Guilford CT 06437 TEL: 203.453.1117 FAX: 475-359-8090

EXPERIENCE

Realty Concepts, Inc. Guilford, Connecticut
President 1984 to Present

Stanley A. Gniazdowski, CRE, CCIM

Mr. Gniazdowski is president of Realty Concepts, Inc. a Guilford Connecticut based International Real Estate Consulting and Advisory Group, which he founded in 1984. He has been in the real estate profession since 1973 as a broker, appraiser and consultant. He was Vice President and a consultant at Cushman & Wakefield prior to forming his own firm.
Mr. Gniazdowski has provided real estate consulting, appraisal, asset management, litigation support and development consulting to national and international corporations, developers, investors, retailers, governmental agencies, lenders and law firms. He specializes in investment analysis and structuring, development market analysis and impact analysis, litigation support, specialized appraisal work and asset management. His experience includes single assets in excess of $100,000,000.

He holds the Counselor of Real Estate Designation “CRE” of which there are about 1,800 world-wide, the CCIM Institute “CCIM” designation and is a Senior Instructor for the CCIM international education courses. Stan is the recipient of the CI 102 (Market Analysis Course) Instructor of the year. In July of 2022 Stan was honored with the Robert L. Ward Instructor of The Year. He serves on committees for CCIM Institute including 2013 Education Chairman, University Alliance Committee, the Board of Directors of the CCIM Education Foundation, past CCIM Region 11 VP and CCIM Board of Directors. In April 2017 Mr. Gniazdowski was honored by the CCIM Education Foundation with named endowed scholarship. In 2021 Mr. Gniazdowski became president of CCIM Tech and reelected in 2022 and for 2023. CCIM Tech is a subsidiary of CCIM Institute, which administers the CCIM real estate GIS and data system, Site To Do Business (stdb.com). For 25 years, he served as an Adjunct Assistant Professor of Real Estate at New York University and the recipient of the NYU "Award for Teaching Excellence". In 2019 Mr. Gniazdowski taught market analysis GIS workshops at Harvard University in its graduate urban economics and market analysis course. He has consulted internationally in Egypt, Poland, Russia, Slovakia, Taiwan, Hungary and Ukraine. He lectures and trains internationally. In 2008 Mr. Gniazdowski co-authored a book for the American Bar Association titled,” Redevelopment- Planning, Law and Project Implementation” a Guide for Practitioners

Cushman & Wakefield — New York, New York
Vice President — 1982 to 1984
Performed consulting services to investors and corporate clients, structured transactions for in-house brokers and clients. Structured and completed sale of a single asset in excess of $100,000,000; and structured sale lease backs; development structuring and general counseling.

W.T. Beazley Company — Madison, Connecticut
Vice President — 1979 to 1982
Financial services division. Responsible for directing property management division; structuring condominium conversions; support brokerage division and general counseling and valuation.

Moniello Associates — East Haven, Connecticut
Manager — 1973 to 1979
Directed residential and commercial sales departments. Personally specialized in commercial investment sales and consulting.

EDUCATION:
- University of Madison 1972. BS Business Administration. Deans Award Graduate.
- Commercial Investment Real Estate Institute five graduate level courses.
- Real Estate Securities and Syndication Institute.
- Society of Real Estate Appraisers: Market, feasibility and marketability studies.
- University of Madison: Commercial Investment R E Analysis. Appraisal I & II.

PROFESSIONALDESIGNATIONS
- FRICS: Fellow Royal Institute of Chartered Surveyors 2007
- CRE: Counselor of Real Estate 1987
- CCIM: Certified Commercial Institute Member 1982
- CRS: Certified Residential Specialist 1978

TEACHING AFFILIATIONS
- Associate Professor – New York University 1996 **- Award for Teaching Excellence**
- Senior instructor Commercial Investment Real Estate Institute – CCIM program
- Instructor - Industrial Development Research Council: Corporate Real Estate
- Compass Management & Leasing

PROFESSIONAL AFFILIATIONS
- Board of Directors – CCIM Education Foundation 2007 to Present
- Chairman - 2000 CCIM CI 102 Course & Technology Task Force
- Chairman - 1995 Connecticut CRE Chapter
- Chairman - 1992 CCI M Course 101 & Course rewrite
- Chairman - 1988 Connecticut CCIM Chapter
- Chairman Connecticut Association of Realtors: Common Interest Communities and Rental Housing Law Committee.
- Landauer/CCIM National Real Estate Survey - CCIM Editorial member 1995-96
- Chairman (1989 & 1990) Commercial Investment Real Estate Journal.
- CCIM Comprehensive Exam Team and Designation Committee.
- Education Committee member, American Society of Real Estate Counselor.

PROFESSIONAL LICENSES
- Certified General Appraiser
- Broker - Connecticut
- Licensed Real Estate Securities - Connecticut

OTHER:
- Author “The Role of Market Analysis in Redevelopment” in “Redevelopment: Planning, Law & Project Implementation” (American Bar Association, 2008)
- National lecturer on Real Estate Valuation, Development, Counseling, Market Analysis and Syndication.
- Consulted &/or lectured in *Hungary, Poland*, *Russia, Slovakia, Taiwan & Ukraine* Financing and structuring transactions.
- Testified before the State Joint Judiciary Committee as an expert witness on the Connecticut Condominium Conversion Law and other real estate issues
- President: University of Madison Alumni Association 1991&1992.
- Board of Governors, University of Madison
- Shoreline Foundation

REFERENCES: Available upon request
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TEACHING AFFILIATIONS

- Adjunct Associate Professor – New York University **1996 - Award for Teaching Excellence**
- Adjunct Associate professor- Fordham University 2017- current
- Senior instructor Commercial Investment Real Estate Institute – CCIM program
- Instructor - Industrial Development Research Council: Corporate Real Estate
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- President: University of New Haven Alumni Association 1991&1992.
- Board of Governors, University of New Haven
- Shoreline Foundation

REFERENCES: Available upon request

PARTIAL LIST OF CORPORATE CLIENTS

ALLIED SIGNAL
ATLANTIC BANK & TRUST COMPANY
AVALON COMMUNITIES, INC.
BANK BOSTON
CHEMICAL BANK
CITIZENS BANK
CONNECTICUT HOUSING FINANCE AUTHORITY
COSTCO
DATTCO
EDENS & EVANT
EASTERN EUROPEAN REALTY FOUNDATION
EMERGILITE
FIRST UNION BANK
GOVERNMENTAL AGENCIES
GREATER NEW HAVEN CHAMBER OF COMMERCE
HAYNES DEVELOPMENT
H. J. RUSSELL CO.
HARLAND, O'CONNOR, TINE, & WHITE
HOMART
INTEGRATED RESOURCES
JPI
J P MAGUIRE
KNIGHTS of COLUMBUS
LAFAYETTE AMERICAN BANK
Mc DONALS'S
MARRIOTT CORPORATION
METLIFE CAPITAL CREDIT
METRO STAR CAPITAL
MOROSO
UTOPIA MENTAL HEALTH
NEW HAVEN SAVINGS BANK
NEUROGEN CORPORATION
NORTHERN TRUST BANK
RAYMOUR & FLANIGAN
RHODE ISLAND HOSPITAL TRUST
ROCKEFELLOR GROUP
ROUSE CORPORATION
SCHNEIDER NATIONAL
SHAW'S SUPERMARKET
SIGMA XI
SOUTHERN NEW ENGLAND TELEPHONE COMPANY
STOP AND SHOP COMPANIES
SWISS BANK
TARGET
TILCON, INC.
TOMASSO BROS.
TOWN OF EAST HAVEN
TOWN OF MADISON
ULBRICH STEEL
UNIVERSITY OF CONNECTICUT FOUNDATION
WALMART
UNIVERSITY OF NEW HAVEN
UPJOHN COMPANY
WALMART
YALE SCHOOL OF MEDECINE
YALE UNIVERSITY

Addenda

338 UNITY ROAD

Sales | Print | Map It

Location	338 UNITY ROAD	**MBLU**	I/10 / 00028/ 000/
ACT NUMBER	00259300	**Owner**	MIHALY MATTHEW G JR
Assessment	$281,050	**Appraisal**	$401,500
PID	7554	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$192,200	$3,300	$0	$206,000	$401,500
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$134,540	$2,310	$0	$144,200	$281,050

Owner of Record

Owner	MIHALY MATTHEW G JR	**Sale Price**	$0
Co-Owner		**Book & Page**	1926/0097
Address	338 UNITY ROAD	**Sale Date**	04/12/2024
		Instrument	03
	TRUMBULL, CT 06611		

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G JR	$0	1926/0097	03	04/12/2024
BUSCH ACQUISITION I, LLC	$155,000	1905/0719	08	02/15/2023
BUSCH ACQUISITIONS LLC	$1,550,000	1905/0717	08	02/15/2023
FALLON MARION T & SAMANTHA M	$1	1783/0665	01	04/03/2019
FALLON MARION T & SAMANTHA M & JESSE J	$30,000	1770/0872	08	08/06/2018

Building 1 : Section 1

Year Built: 1947
Living Area: 2,032
Replacement Cost: $295,695
Building Percent Good: 65
Replacement Cost Less Depreciation: $192,200

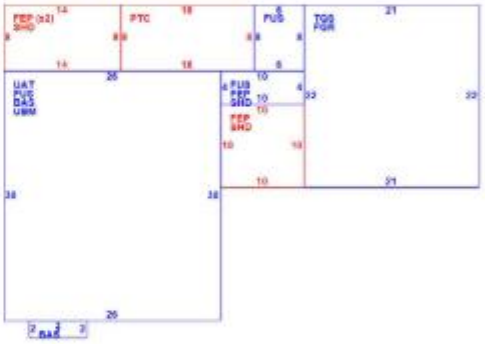
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	B-2
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Plastered
Interior Wall 2	Plastered
Floor Covering	Hardwood
Alt. Floor Cover	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	2 Half Baths
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I10-28 04/29/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Finished Upper Story	868	868
BAS	First Floor	794	794
TQS	Three Quarter Story	462	370
FEP	Enclosed Porch	364	0
FGR	Attached Garage	462	0
PTC	Concrete Patio	128	0
SHD	Attached Shed	252	0
UAT	Unfinished Attic	780	0
UBM	Unfinished Basement	780	0
		4,890	2,032

334 UNITY ROAD

Sales | Print | Map It

Location	334 UNITY ROAD	**MBLU**	I/10 / 0017B/ 000/
ACT NUMBER	01148400	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$212,100	**Appraisal**	$303,000
PID	7991	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$119,990	$4,400	$510	$178,100	$303,000
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$83,993	$3,080	$357	$124,670	$212,100

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$1
Co-Owner		**Book & Page**	1805/0001
Address	111 BOOTH HILL RD	**Sale Date**	02/13/2020
	TRUMBULL, CT 06611	**Instrument**	01

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G & MICHELLE A	$1	1805/0001	01	02/13/2020
TENIR LLC	$265,000	1792/0570	30	08/13/2019
NAGOURNEY MARGARET M EST	$0	1760/0010	10	02/20/2018
NAGOURNEY MARGARET M	$0	1525/0240	01	04/16/2013
NAGOURNEY ALPHONSE & MARGARET M	$1	1496/0405	04	06/09/2009

Building Information

Building 1 : Section 1

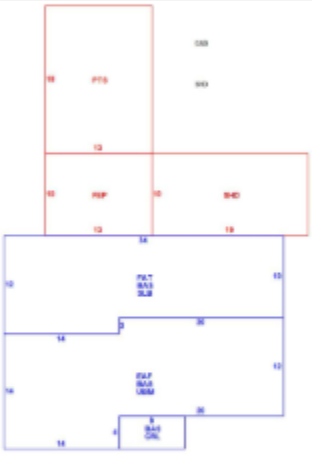
Year Built: 1927
Living Area: 1,108
Replacement Cost: $158,788
Building Percent Good: 80
Replacement Cost Less Depreciation: $127,000

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphlf Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Hardwood
Alt. Floor Cover	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full Bath
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	836	836
EAF	Expansion Attic, Finished	436	190
FAT	Finished Attic	368	74
CRL	Crawl Space	32	0
FEP	Enclosed Porch	130	0
PTS	Stone Patio	234	0
SHD	Attached Shed	190	0
SLB	Slab	368	0
UBM	Unfinished Basement	436	0
		3,030	1,100

33 BOOTH HILL ROAD

Sales | Print | Map It

Location	33 BOOTH HILL ROAD	**MBLU**	I/09 / 00095/ 000/
ACT NUMBER	01189900	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$310,660	**Appraisal**	$443,800
PID	10550	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$221,800	$0	$1,000	$221,000	$443,800
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$155,260	$0	$700	$154,700	$310,660

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$385,000
Co-Owner		**Book & Page**	1409/0560
Address	111 BOOTH HILL ROAD TRUMBULL, CT 06611	**Sale Date**	12/05/2006
		Instrument	00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MIHALY MATTHEW G & MICHELLE A	$385,000	1409/0560	00	12/05/2006
SISSICK THERESA A	$0	1268/0569	P	01/26/2004

Building Information

Building 1 : Section 1

Year Built: 1927
Living Area: 2,538
Replacement Cost: $299,678
Building Percent Good: 74
Replacement Cost Less Depreciation: $221,800

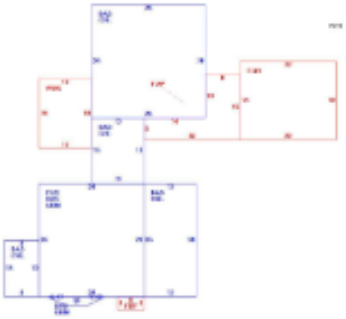
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	C+2
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Carpet
Alt. Floor Cover	Hardwood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	2
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I09-95 05/10/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,914	1,914
FUS	Finished Upper Story	624	624
CRL	Crawl Space	1,272	0
FEP	Enclosed Porch	10	0
FGR	Attached Garage	390	0
FOP	Open Porch	190	0
UBM	Unfinished Basement	642	0
WDK	Wood Deck	192	0
		5,240	2,538

Extra Features

Extra Features	Legend
No Data for Extra Features	

51 BOOTH HILL ROAD

Sales | Print | Map It

Location	51 BOOTH HILL ROAD	**MBLU**	I/09 / 00092/ 000/
ACT NUMBER	00935300	**Owner**	MIHALY MATTHEW G & MICHELLE A
Assessment	$274,190	**Appraisal**	$391,700
PID	5815	**Building Count**	1
Fire District	N	**Assessing District**	

Current Value

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$172,700	$3,700	$11,800	$203,500	$391,700
Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$120,890	$2,590	$8,260	$142,450	$274,190

Owner of Record

Owner	MIHALY MATTHEW G & MICHELLE A	**Sale Price**	$450,000
Co-Owner		**Book & Page**	1881/0244
Address	111 BOOTH HILL ROAD TRUMBULL, CT 06611	**Sale Date**	01/13/2022
		Instrument	00

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
MIHALY MATTHEW G & MICHELLE A	$450,000	1881/0244	00	01/13/2022
KISHIBAY DOROTHY M L/U &	$0	1712/0189	04	04/18/2016
KISHIBAY DOROTHY M L/U &	$0	1712/0186	04	04/18/2016
KISHIBAY DOROTHY M L/U & JOHN S &	$0	1463/0444	01	05/08/2008
KISHIBAY DOROTHY M	$0	1178/0660	Q	01/16/2003

Building Information

Building 1 : Section 1

Year Built:	1942
Living Area:	1,975
Replacement Cost:	$233,338
Building Percent Good:	74
Replacement Cost Less Depreciation:	$172,700

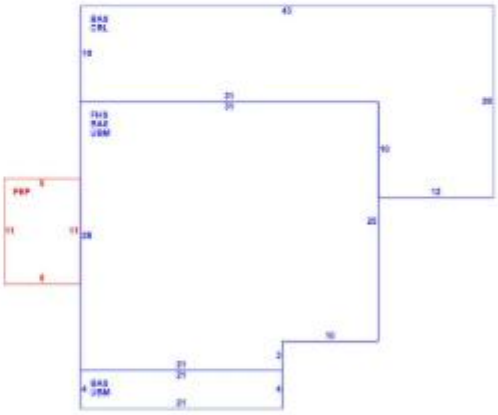
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	C+1
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asph/F Gls
Interior Wall 1	Drywall
Interior Wall 2	
Floor Covering	Carpet
Alt. Floor Cover	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	0
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Total Kitchens	1
Total Elec Meters	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



I09-92 05/10/2015

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,472	1,472
FHS	Finished Half Story	838	503
CRL	Crawl Space	550	0
FEP	Enclosed Porch	88	0
UBM	Unfinished Basement	922	0
		3,870	1,975

SLR International Corporation
195 Church Street, 7th Floor, New Haven, Connecticut, 06510

January 27, 2026

Attention: Mr. Matt Mihaly
CT Trumbull Village, LLC
5893 Main Street, Suite 2
Trumbull CT, 06611

SLR Project No.: 148.000043.00001

SLR Client Reference No.: 300681.00001

RE: Traffic Study for Proposed Trumbull Village Residential Subdivision
Trumbull, Connecticut

SLR International Corporation (SLR) has prepared this letter to summarize the anticipated traffic aspects of a proposed development to add 42 single-family houses (for a net increase of 40 houses) on land near Booth Hill Road and Unity Road in Trumbull, Connecticut. Primary vehicle access for this development is to be provided via two site driveways/road at Booth Hill Road north of Unity Road. There are to also be a few new separate driveways/curb cuts on Booth Hill Road for some of the individual proposed houses. The site location and area roadways are shown in **Figure 1**.

For this study, information on traffic volumes and crash history was collected to understand current conditions in the area around the proposed development; and future traffic conditions at and adjacent to the site were analyzed. The latter included estimation of the amount of new traffic that can expected to be generated by this proposed development, analysis to determine if there may be any impacts to the adjacent roadways from this development, and the review of motorist visibility sight lines at the site driveways.

Study Area Roadway and Site Environs

Unity Road is a minor arterial that runs northeast-southwest, southeast of the site. The road provides one travel lane in each direction. Unity Road connects the proposed development to Route 108 to the east which connects to Route 15 (CT-15). Unity Road connects the proposed development to the nearby Trumbull Center via White Plains Road. There are no bus stops or bike lanes near the site. The posted speed limit on Unity Road within the study area is 30 miles per hour (mph).

It is noted that the Connecticut Department of Transportation (CTDOT) is planning to install a roundabout at the intersection of Route 108, Unity Road, and Shelton Road (State Project Number 144-002). While this intersection is not included in our study, it is the next major intersection, approximately two-thirds of a mile east of the site. Additionally, according to the state's traffic volume data, there are no projected increases in traffic volumes on Unity Road attributed to the roundabout, aside from typical background growth.

Booth Hill Road is a major collector that runs north-south, east of the site. This road also provides one travel lane in each direction. Booth Hill Road connects the proposed development through Trumbull to Shelton. There are no bus stops along Booth Hill Road near the site. The posted speed limit on Booth Hill Road is also 30 mph.

The surrounding area is mostly residential, with some commercial and light industrial properties and parks.

Roadway Crash Data

Information on crash data for Post Road near our site was obtained from the Connecticut Crash Data Repository for the 5-year period of December 1, 2019, to December 1, 2024. The data collected for this period is shown in **Table 1**, summarized by location, collision type, and crash severity.

Table 1: Crash Data

Location	Type Of Collision					Crash Severity			
	Angle	Bicycle	Fixed Object	Rear End	Total	Property Damage Only	Possible Injury	Suspected Minor Injury	Total
Booth Hill Road at Site Frontage	1	-	-	-	**1**	-	-	1	**1**
Booth Hill Road at Unity Road	1	1	1	2	**5**	4	1	-	**5**
Leffert Road at Unity Road	1	-	-	-	**1**	1	-	-	**1**
Grand Total	**3**	**1**	**1**	**2**	**7**	**5**	**1**	**1**	**7**

Source: Connecticut Crash Data Repository from December 1, 2019, to December 1, 2024

During the study period, seven crashes were reported in the study area. Of these, one occurred at Booth Hill Road at Site Frontage, five at Booth Hill Road at Unity Road, and one at Leffert Road at Unity Road. At Booth Hill Road at the Site Frontage, there was one angle collision involving a suspected minor injury. At the all-way stop intersection of Booth Hill Road and Unity Road, there were five crashes: one angle collision, one fixed-object collision, two rear-end collisions, and one bicycle collision. Four of the crashes resulted in property damage only, and one crash resulted in a possible injury of a cyclist. The cyclist was struck on the road shoulder while making a right turn from Booth Hill Road onto Unity Road in the mid-afternoon under clear conditions. At Leffert Road at Unity Road, there was one angle collision, which resulted in property damage only.

The most common type of collision was angle collisions, making up three of the seven total. In detail, there were three angle collisions, two rear-end crashes, one bicycle collision, and one fixed-object collision.

Another injury from an angle crash was a result of a vehicle on Booth Hill Road going too fast for the conditions and failing to stay in the correct lane.

Roadway Traffic Volume and Speed Data

Review was made of traffic data from CTDOT. The state maintains a traffic monitoring location to the southeast of the site location on Unity Road, just southwest of the intersection with Booth

Hill Road. State data from 2022 and 2025 at this location indicates two-way Annualized Average Daily Traffic (AADT) of 4,500 to 5,000 vehicles.

All-day traffic speed and volume data was also collected on the site frontage on Booth Hill Road and Unity Road for this study, by means of Automatic Traffic Recorder (ATR) on Wednesday, February 19, 2025. It was found that over the course of a day 2,430 vehicles passed by the site on Booth Hill Road, and 4,655 vehicles passed by the site on Unity Road. Speed data analysis revealed that the 85th percentile speeds of vehicles passing the site were **39.9 mph northbound and 44.2 mph southbound** on Booth Hill Road, and **33.5 mph northbound and 35.7 mph southbound** on Unity Road.

To further supplement the abovementioned data, manual turning movement counts were also performed at the intersections of Unity Road and Booth Hill Road on Wednesday, February 12, 2025, during the typical commuter peak periods. **Figure 2** shows the overall peak-hour traffic volumes for the weekday morning **(8:00 a.m. to 9:00 a.m.)** and afternoon **(4:30 p.m. to 5:30 p.m.).**

Proposed Development

Proposed for Booth Hill Road in Trumbull are 42 single-family houses near Booth Hill Road and Unity Road in Trumbull, Connecticut. Two of the houses are to replace existing houses. Therefore, there will be a net increase of 40 houses with this development. Primary vehicle access for this development is planned to be provided via two site driveways/road at Booth Hill Road north of Unity Road. There are to also be a few new separate driveways/curb cuts for some of the individual proposed houses on Booth Hill Road.

Intersection Sight Distance Analysis

Intersection Sight Distance (ISD) was measured at the site driveway points of egress in accordance with criteria set forth in the CTDOT *Highway Design Manual*. ISD is determined through the creation of clear sight triangles on both sides of a driveway that are free of major permanent obstructions. For a motorist about to turn from a driveway, their amount of sight distance should be sufficient to see approaching traffic to then be able to adequately determine if, and when, there is enough of a gap in the approaching traffic to appropriately turn onto the road.

Automatic Traffic Recorder (ATR) counts were performed on Booth Hill Road and Unity Road to obtain the abovementioned 85th percentile speeds. The 85th percentile speed on Booth Hill Road is 39.9 mph in the northbound direction, and 44.2 mph in the southbound direction, which require 440 feet and 490 feet, respectively, of ISD for passenger cars.

To achieve these ISDs, portion(s) of the site frontage topography, mostly in the right-of-way, will need to be regraded. Periodic trimming of vegetation will also be necessary along the right-of-way to maintain proper motorist visibility.

Development Site Trip Generation and Distribution

The amount of future site traffic from the proposed residential development was estimated based on review of statistical data published by the Institute of Transportation Engineers (ITE) using their Land Use Code (LUC) #210. As shown in **Table 2**, the development is expected to typically generate around 34 total vehicle trips during the morning peak hour, and 42 total vehicle trips during the afternoon peak hour. These trips are slightly conservative as we are not

subtracting the number of trips from the two existing dwellings at 33 and 51 Booth Hill Road that will be replaced for the net increase of 40 houses.

Table 2: Site-Generated Traffic Estimates

Land Use	ITE Land Use #	Number of Vehicle Trips					
		Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Detached Housing (42 units)	210	9	25	34	27	16	43

Trip Generation, 12th Edition. Institute of Transportation Engineers

The geographic distribution of the site-generated traffic was estimated based on review of U.S. Census Journey-to-Work data and our understanding of the surrounding roadway system. It is estimated that approximately 55 percent of the new site traffic will access the site via Unity Road to/from the southwest, 35 percent will access it via Unity Road to/from the east, and 10 percent will access it via Booth Hill Road to/from the north. One third of the site traffic is expected to access the site form the northern most driveway on Booth Hill Road, and two thirds of traffic is expected to access it from the southern driveway on Booth Hill Road. **Figure 3** and **Figure 4** illustrate the site generated traffic volume distribution and site generated trips for the proposed development during the weekday morning and afternoon peak hours, respectively.

Estimated Future Roadway Traffic

The intersection traffic volumes were projected to the year 2027 using an annual growth rate of 0.4 percent suggested by the CTDOT Bureau of Policy and Planning. Per our discussion with the Town of Trumbull, there are no background developments located in the area that we should consider in our study. The 2027 background (no-build) traffic volumes for the weekday morning and afternoon peak-hour periods, which do not include site-generated traffic, are shown in **Figure 5**.

The estimated site-generated traffic volumes from the proposed development were then added to the 2027 background traffic volumes to derive the future 2027 combined (build) traffic volumes, which are shown in **Figure 6** for the weekday morning and afternoon peak hours.

Intersection Capacity Analysis

The proposed site access was evaluated by means of capacity analysis techniques. Levels of Service (LOS) were determined, which are qualitative measures of the efficiency of operations in terms of delay and inconvenience to motorists that range from LOS A through LOS F, with LOS A reflecting traffic flow with very low average delay per vehicle while LOS F reflects long delays. In most communities, peak-hour LOS D or better is considered acceptable. **Table 3** below summarizes the findings of future anticipated LOS at the site access without (Background Conditions) versus with (Combined Conditions) the proposed residential development in place.

As can been seen, all traffic movements at the site driveway intersections are expected to operate at excellent peak-hour **LOS A** in the future, even with the addition of site traffic from this proposed development. Thus, the proposed development is not expected to have an impact to existing area traffic flows.

Table 3: Capacity Analysis Summary

Intersection/Lane Group	Level Of Service			
	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour	
	Background	Combined	Background	Combined
Unsignalized				
1. Unity Road at Booth Hill Road				
Eastbound Left/Through	A	A	A	A
Westbound Through/Right	A	A	A	A
Southbound Left/Right	A	A	A	A
2. Site Driveway 1 at Booth Hill Road				
Northbound Left/Through	A	A	A	A
Eastbound Left/Right	-	A	-	A
Southbound Through/Right	A	A	A	A
3. Site Driveway 2 at Booth Hill Road				
Northbound Left/Through	A	A	A	A
Eastbound Left/Right	-	A	-	A
Southbound Through/Right	A	A	A	A

Notes: LOS calculations were performed using *Synchro 11*.

We note that to improve the intersection of Booth Hill Road at Unity Road in terms of its acute angle geometry, the Town of Trumbull should consider adjusting the lane and shoulder striping on the Booth Hill Road approach, as well as the stop bar locations. This improvement would enhance the safety of the intersection.

Summary and Conclusion

A study was conducted to assess the traffic aspects of the proposed 42 single-family houses near Booth Hill Road and Unity Road in Trumbull, Connecticut. Traffic conditions were reviewed through a detailed field reconnaissance and data assembly effort. Traffic generated by the proposed development was estimated based on review of industry standard data. Future roadway traffic volumes were estimated with and without the development in place, and capacity analyses of Future Conditions were performed. It was found that all traffic LOS will remain at LOS A, with no expected impacts to traffic LOS from the proposed development.

Notwithstanding the fact that no LOS traffic impacts are expected, the following safety recommendations are made:

1 To achieve adequate motorist sight distances from the site driveways, portion(s) of the site frontage topography on Booth Hill Road, mostly in the right-of-way, need to be regraded.

2 Periodic trimming of vegetation will be necessary in the right-of-way/along the site frontage to maintain proper motorist visibility at the site driveways.

3 Lastly, to improve the intersection of Booth Hill Road at Unity Road in terms of its acute angle geometry and safety, the Town of Trumbull should consider adjusting the lane and shoulder striping on the Booth Hill Road approach, as well as the stop bar locations to enhance the safety of the overall intersection.

We hope this traffic study is useful to you and the Town of Trumbull in assessing the traffic aspects of this proposed development. If you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

SLR International Corporation

David G. Sullivan, PE
U.S. Manager of Traffic & Transportation Planning
dsullivan@slrconsulting.com

Neil C. Olinski, MS, PTP
Principal Transportation Planner
nolinski@slrconsulting.com

Attachments

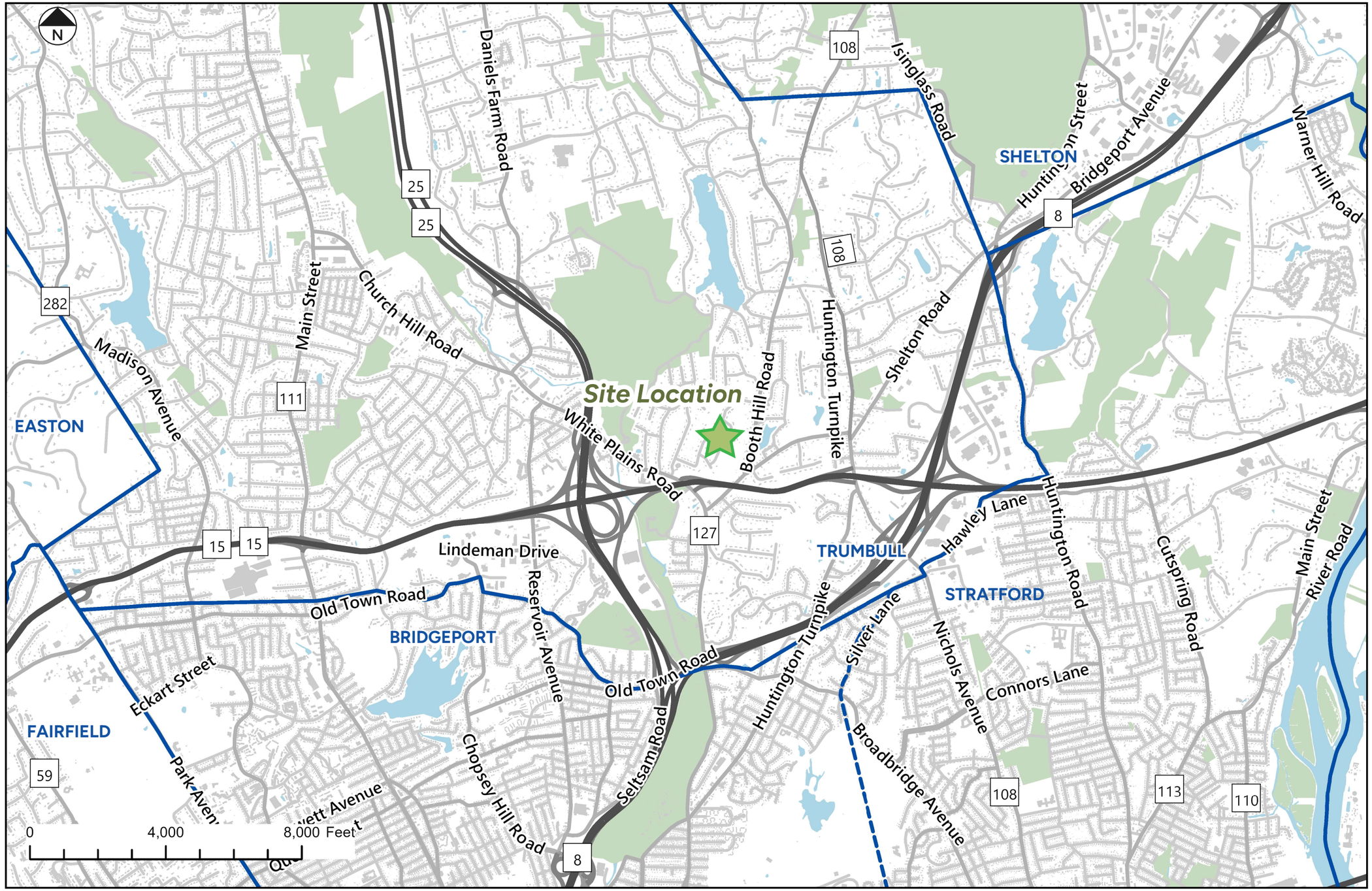
Figures

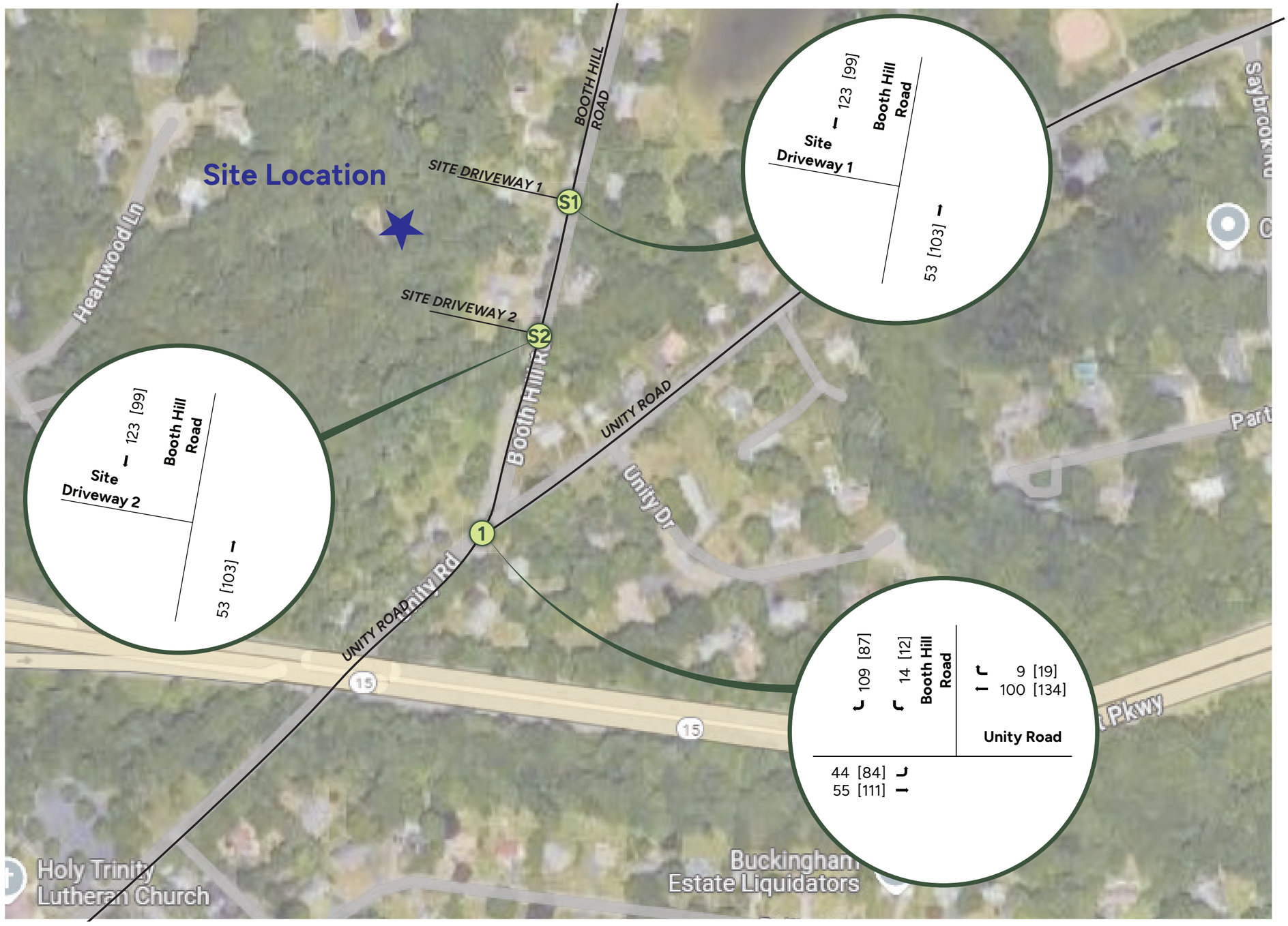
- Figure 1 – Site Location Map
- Figure 2 – Existing Weekday Peak-Hour Traffic Volumes (2025)
- Figure 3 – Site Traffic Distribution
- Figure 4 – Site-Generated Weekday Peak-Hour Traffic Volumes
- Figure 5 – Future Background Weekday Peak-Hour Traffic Volumes (2027)
- Figure 6 – Future Combined Weekday Peak-Hour Traffic Volumes (2027)

Appendix

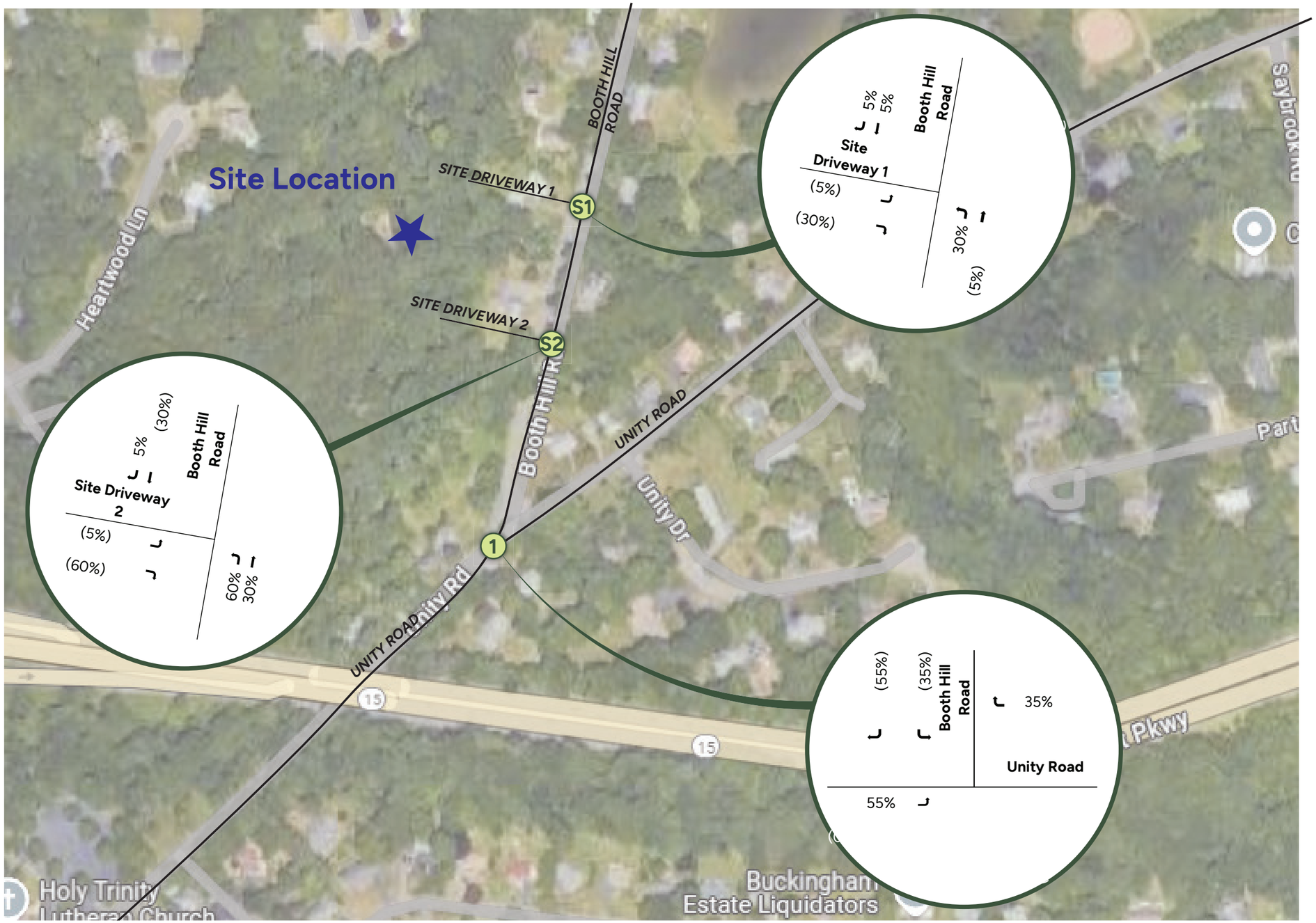
- LOS Designation Descriptions
- *Synchro* Analysis Worksheets

148.300681.00001.j2726.ltr.docx


N
Daniels Farm Road
25
25
108
Isinglass Road
SHELTON
Huntington Street
Bridgeport Avenue
8
Warner Hill Road
282
Madison Avenue
Main Street
Church Hill Road
111
Site Location
Booth Hill Road
Huntington Turnpike
Shelton Road
EASTON
White Plains Road
108
127
Lindeman Drive
TRUMBULL
Hawley Lane
Huntington Road
Cutspring Road
Main Street
River Road
15
15
Old Town Road
Reservoir Avenue
BRIDGEPORT
STRATFORD
Eckart Street
Old Town Road
Huntington Turnpike
Silver Lane
Nichols Avenue
Connors Lane
FAIRFIELD
Park Avenue
Chopsey Hill Road
Seltsam Road
Broadbridge Avenue
59
108
113
110
8
0
4,000
8,000 Feet



Weekday Morning Peak Hour (8:00 a.m. to 9:00 a.m.)
Weekday Afternoon Peak Hour (4:30 p.m. to 5:30 p.m.)

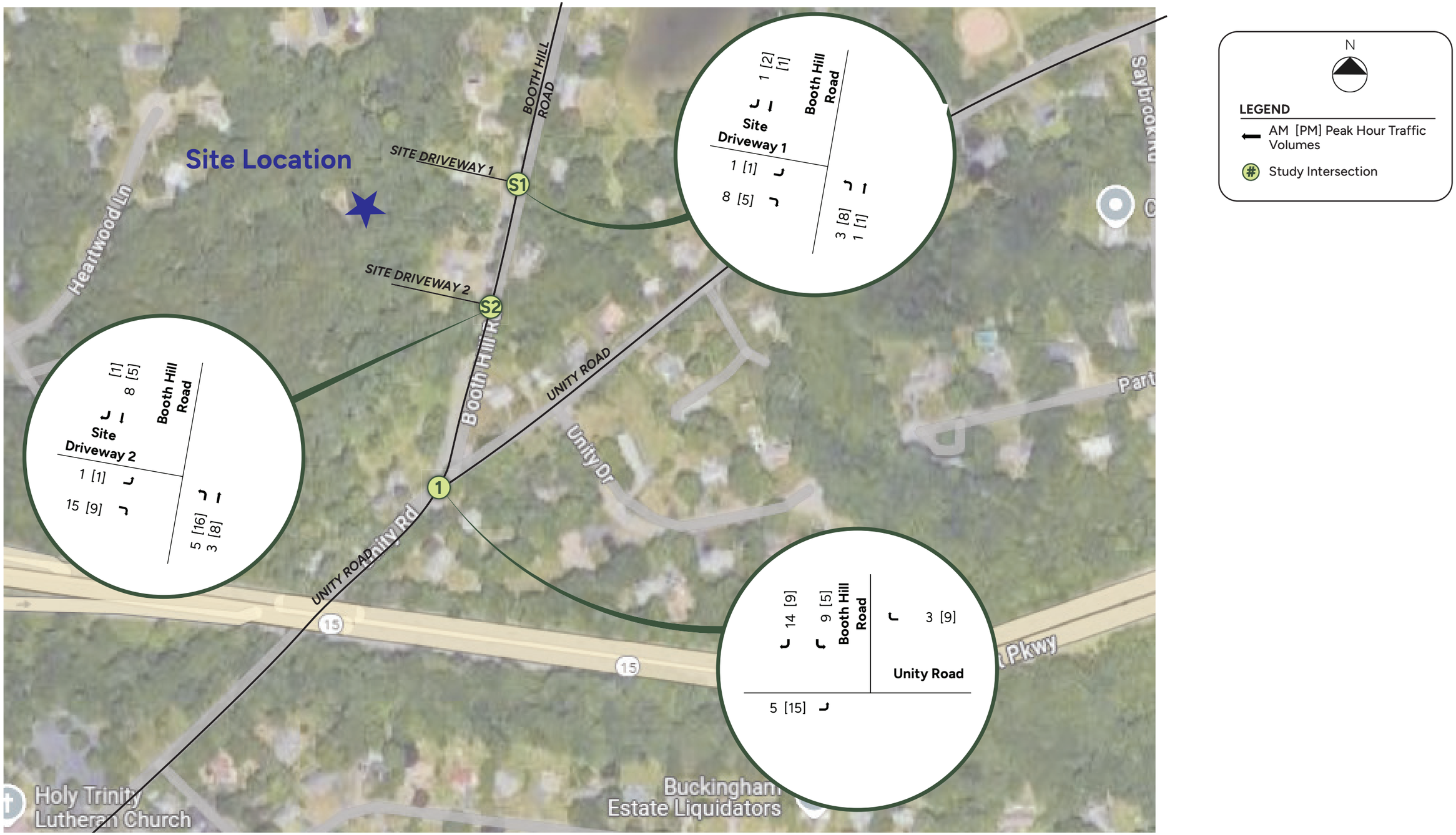


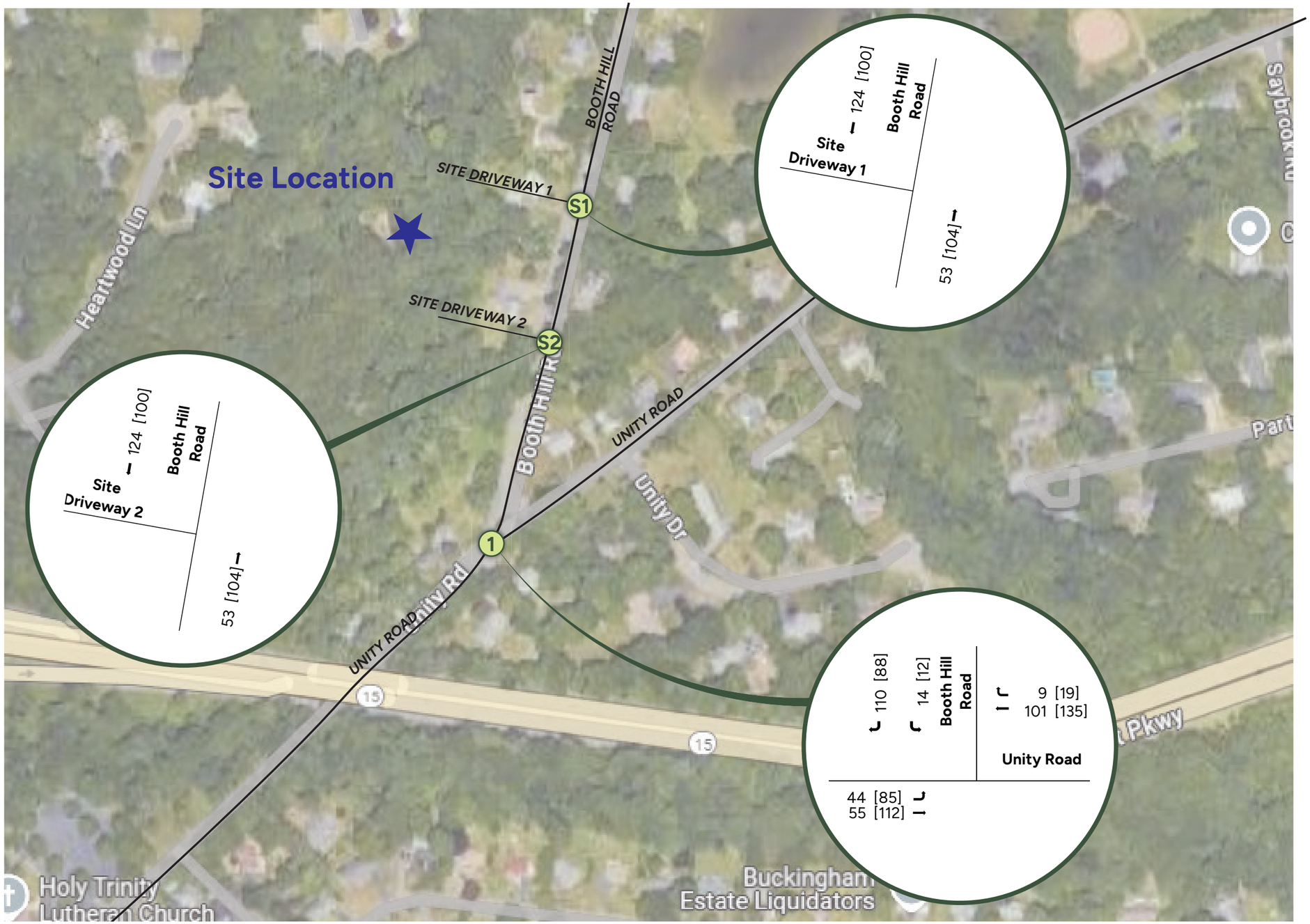
N

LEGEND

IN [OUT] Peak Hour Traffic Volumes

Study Intersection

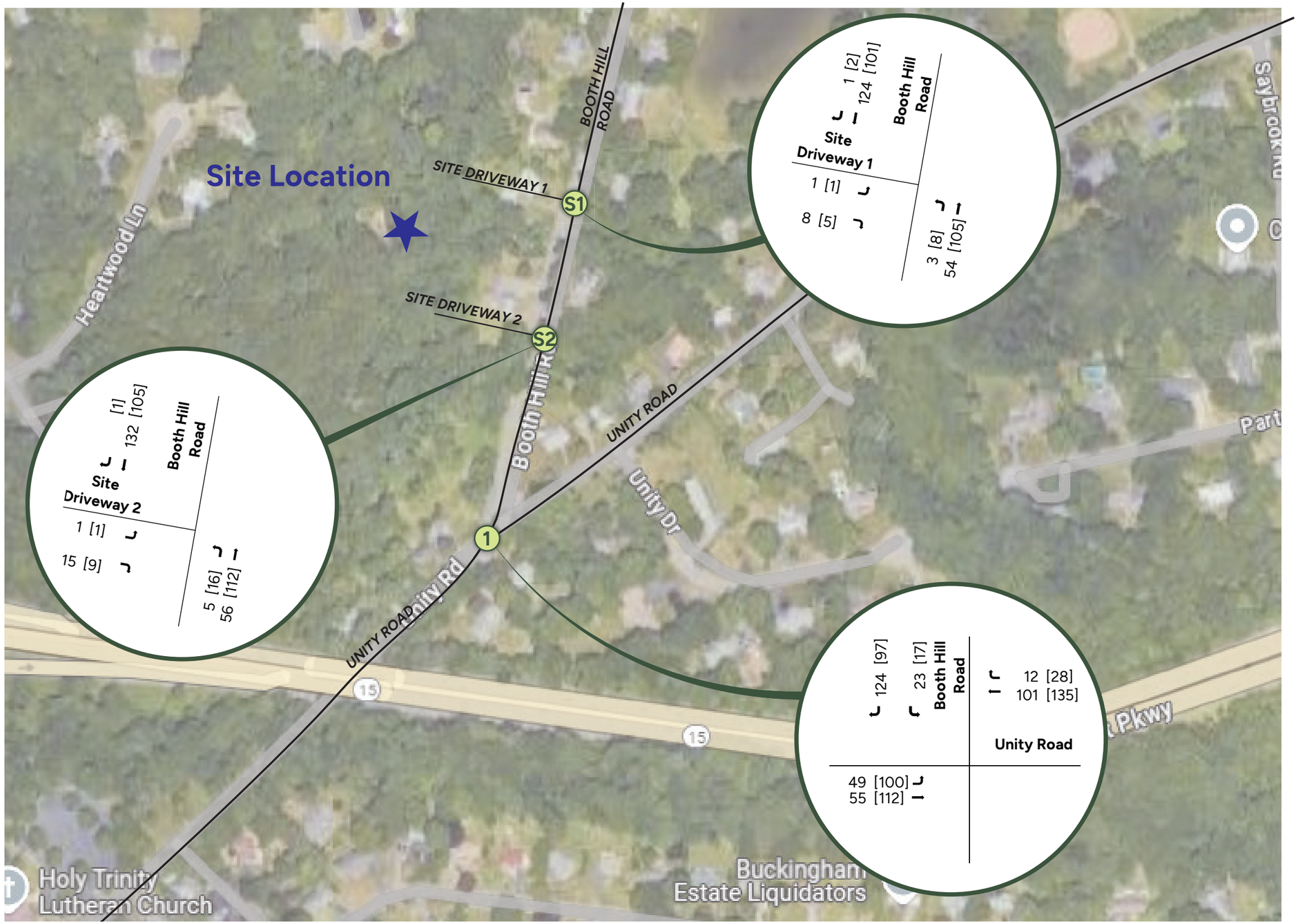

Site Location
SITE DRIVEWAY 1
SITE DRIVEWAY 2
BOOTH HILL ROAD
Booth Hill Road
Site Driveway 1
1 [2]
[1]
1 [1]
8 [5]
3 [8]
1 [1]
Site Driveway 2
1 [1]
8 [5]
15 [9]
5 [16]
3 [8]
UNITY ROAD
Unity Dr
Unity Rd
Unity Road
14 [9]
9 [5]
3 [9]
5 [15]
Heartwood Ln
Saybrook
Holy Trinity Lutheran Church
Buckingham
Estate Liquidators
S1
S2
1
15
N
LEGEND
AM [PM] Peak Hour Traffic Volumes
Study Intersection



N

LEGEND

- AM [PM] Peak Hour Traffic Volumes
- (#) Study Intersection


Site Location
SITE DRIVEWAY 1
SITE DRIVEWAY 2
BOOTH HILL ROAD
Booth Hill Road
UNITY ROAD
Unity Rd
Unity Dr
Heartwood Ln
Saybrook Rd
Site Driveway 1
1 [1]
8 [5]
1 [2]
124 [101]
3 [8]
54 [105]
Site Driveway 2
1 [1]
15 [9]
1 [1]
132 [105]
5 [16]
56 [112]
Unity Road
124 [97]
23 [17]
49 [100]
55 [112]
12 [28]
101 [135]
S1
S2
1
15
Holy Trinity Lutheran Church
Buckingham Estate Liquidators
N
LEGEND
AM [PM] Peak Hour Traffic Volumes
Study Intersection

Appendix

Level Of Service For Unsignalized Intersections: Two-Way Stop-Control (TWSC)

The level of service for a TWSC (two-way stop controlled) intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS criteria are given in the table below:

Level of Service Criteria for TWSC Intersections

LOS	Control Delay (s/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Note: LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole.
LOS F is assigned to a movement if the volume-to-capacity ratio exceeds 1.0, regardless of the control delay

Reference: Highway Capacity Manual Version 6.0, Transportation Research Board, 2016.

Level Of Service For Unsignalized Intersections: All-Way Stop-Control (AWSC)

The criteria for AWSC intersections have different threshold values than do those for signalized intersections primarily because drivers expect different levels of performance from distinct types of transportation facilities. The expectation is that a signalized intersection is designed to carry higher traffic volumes than an AWSC intersection. Thus a higher level of control delay is acceptable at a signalized intersection for the same LOS. The level-of-service criteria are given below.

Level of Service Criteria for AWSC Intersections

LOS[1]	Control Delay (s/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

[1] For approaches and intersection-wide assessment, LOS is defined solely by control delay.

Note: LOS F is assigned to a movement if the volume-to-capacity ratio exceeds 1.0, regardless of the control delay.

Reference: Highway Capacity Manual Version 6.0, Transportation Research Board, 2016.

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	44	55	101	9	14	110
Future Vol, veh/h	44	55	101	9	14	110
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	63	115	10	16	125
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	8.2	8.1	7.7
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	44%	0%	11%
Vol Thru, %	56%	92%	0%
Vol Right, %	0%	8%	89%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	99	110	124
LT Vol	44	0	14
Through Vol	55	101	0
RT Vol	0	9	110
Lane Flow Rate	112	125	141
Geometry Grp	1	1	1
Degree of Util (X)	0.137	0.147	0.155
Departure Headway (Hd)	4.368	4.22	3.963
Convergence, Y/N	Yes	Yes	Yes
Cap	809	836	910
Service Time	2.461	2.314	1.963
HCM Lane V/C Ratio	0.138	0.15	0.155
HCM Control Delay	8.2	8.1	7.7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.5

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	53	124	0
Future Vol, veh/h	0	0	0	53	124	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	58	135	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	193	135	135	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	796	914	1449	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	796	914	1449	-	-	-
Mov Cap-2 Maneuver	796	-	-	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1449	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	53	124	0
Future Vol, veh/h	0	0	0	53	124	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	58	135	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	193	135	135	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	796	914	1449	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	796	914	1449	-	-	-
Mov Cap-2 Maneuver	796	-	-	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1449	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	177
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.94
Avg Ped Delay (s)	4.47

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	49	55	101	12	23	124
Future Vol, veh/h	49	55	101	12	23	124
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	56	63	115	14	26	141
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	8.3	8.2	8
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	0%	16%
Vol Thru, %	53%	89%	0%
Vol Right, %	0%	11%	84%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	104	113	147
LT Vol	49	0	23
Through Vol	55	101	0
RT Vol	0	12	124
Lane Flow Rate	118	128	167
Geometry Grp	1	1	1
Degree of Util (X)	0.149	0.155	0.187
Departure Headway (Hd)	4.539	4.357	4.022
Convergence, Y/N	Yes	Yes	Yes
Cap	795	824	895
Service Time	2.539	2.375	2.035
HCM Lane V/C Ratio	0.148	0.155	0.187
HCM Control Delay	8.3	8.2	8
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.7

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	8	3	54	124	1
Future Vol, veh/h	1	8	3	54	124	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	9	3	59	135	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	201	136	136	0	-	0
Stage 1	136	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	788	913	1448	-	-	-
Stage 1	890	-	-	-	-	-
Stage 2	958	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	786	913	1448	-	-	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	888	-	-	-	-	-
Stage 2	958	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1448	-	897	-	-
HCM Lane V/C Ratio	0.002	-	0.011	-	-
HCM Control Delay (s)	7.5	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	178
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.97
Avg Ped Delay (s)	4.50

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.5
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	178
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.45
Prob of Blocked Lane	0.26
Delay for adq Gap	9.97
Avg Ped Delay (s)	4.50

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	15	5	56	132	0
Future Vol, veh/h	1	15	5	56	132	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	16	5	61	143	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	214	143	143	0	-	0
Stage 1	143	-	-	-	-	-
Stage 2	71	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	774	905	1440	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	952	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	771	905	1440	-	-	-
Mov Cap-2 Maneuver	771	-	-	-	-	-
Stage 1	880	-	-	-	-	-
Stage 2	952	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1440	-	895	-	-
HCM Lane V/C Ratio	0.004	-	0.019	-	-
HCM Control Delay (s)	7.5	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	4.8
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	188
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.47
Prob of Blocked Lane	0.27
Delay for adq Gap	10.25
Avg Ped Delay (s)	4.81

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	4.8
Level of Service	A

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	188
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.47
Prob of Blocked Lane	0.27
Delay for adq Gap	10.25
Avg Ped Delay (s)	4.81

Intersection	
Intersection Delay, s/veh	8.6
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	85	112	135	19	12	88
Future Vol, veh/h	85	112	135	19	12	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	92	122	147	21	13	96
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	9.1	8.4	7.9
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	43%	0%	12%
Vol Thru, %	57%	88%	0%
Vol Right, %	0%	12%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	197	154	100
LT Vol	85	0	12
Through Vol	112	135	0
RT Vol	0	19	88
Lane Flow Rate	214	167	109
Geometry Grp	1	1	1
Degree of Util (X)	0.265	0.201	0.129
Departure Headway (Hd)	4.454	4.331	4.279
Convergence, Y/N	Yes	Yes	Yes
Cap	812	830	839
Service Time	2.454	2.349	2.3
HCM Lane V/C Ratio	0.264	0.201	0.13
HCM Control Delay	9.1	8.4	7.9
HCM Lane LOS	A	A	A
HCM 95th-tile Q	1.1	0.7	0.4

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	104	100	0
Future Vol, veh/h	0	0	0	104	100	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	113	109	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	222	109	109	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	766	945	1481	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	766	945	1481	-	-	-
Mov Cap-2 Maneuver	766	-	-	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1481	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	104	100	0
Future Vol, veh/h	0	0	0	104	100	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	113	109	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	222	109	109	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	113	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	766	945	1481	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	766	945	1481	-	-	-
Mov Cap-2 Maneuver	766	-	-	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1481	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.3
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	204
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.71
Avg Ped Delay (s)	5.33

Intersection	
Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	100	112	135	28	17	97
Future Vol, veh/h	100	112	135	28	17	97
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	109	122	147	30	18	105
Number of Lanes	0	1	1	0	1	0

Approach	EB	WB	SB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left	SB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right		SB	EB
Conflicting Lanes Right	0	1	1
HCM Control Delay	9.3	8.6	8.2
HCM LOS	A	A	A

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	0%	15%
Vol Thru, %	53%	83%	0%
Vol Right, %	0%	17%	85%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	212	163	114
LT Vol	100	0	17
Through Vol	112	135	0
RT Vol	0	28	97
Lane Flow Rate	230	177	124
Geometry Grp	1	1	1
Degree of Util (X)	0.288	0.215	0.15
Departure Headway (Hd)	4.495	4.362	4.365
Convergence, Y/N	Yes	Yes	Yes
Cap	800	824	822
Service Time	2.518	2.385	2.39
HCM Lane V/C Ratio	0.287	0.215	0.151
HCM Control Delay	9.3	8.6	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	1.2	0.8	0.5

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	5	8	105	101	2
Future Vol, veh/h	1	5	8	105	101	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	5	9	114	110	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	243	111	112	0	-	0
Stage 1	111	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	745	942	1478	-	-	-
Stage 1	914	-	-	-	-	-
Stage 2	894	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	740	942	1478	-	-	-
Mov Cap-2 Maneuver	740	-	-	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	894	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1478	-	901	-	-
HCM Lane V/C Ratio	0.006	-	0.007	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.4
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	206
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.77
Avg Ped Delay (s)	5.39

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.4
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	206
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.50
Prob of Blocked Lane	0.29
Delay for adq Gap	10.77
Avg Ped Delay (s)	5.39

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	9	16	112	105	1
Future Vol, veh/h	1	9	16	112	105	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	10	17	122	114	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	271	115	115	0	-	0
Stage 1	115	-	-	-	-	-
Stage 2	156	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	718	937	1474	-	-	-
Stage 1	910	-	-	-	-	-
Stage 2	872	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	709	937	1474	-	-	-
Mov Cap-2 Maneuver	709	-	-	-	-	-
Stage 1	899	-	-	-	-	-
Stage 2	872	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1474	-	908	-	-
HCM Lane V/C Ratio	0.012	-	0.012	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Approach	
Approach Direction	NB
Median Present?	No
Approach Delay(s)	5.8
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	217
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.52
Prob of Blocked Lane	0.31
Delay for adq Gap	11.10
Avg Ped Delay (s)	5.76

Approach	
Approach Direction	SB
Median Present?	No
Approach Delay(s)	5.8
Level of Service	B

Crosswalk	
Length (ft)	32
Lanes Crossed	2
Veh Vol Crossed	217
Ped Vol Crossed	0
Yield Rate(%)	0
Ped Platooning	No
Critical Headway (s)	12.14
Prob of Delayed X-ing	0.52
Prob of Blocked Lane	0.31
Delay for adq Gap	11.10
Avg Ped Delay (s)	5.76