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, JUNE 17, 2026**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, June 17, 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. **93 Broadway Road:** Applicant, Jose Parra, is requesting to subdivide the property located at 93 Broadway in a Residence A Zone into two building lots pursuant to the Town of Trumbull Subdivision Regulations and Article III of the Zoning Regulations. **File #26-17**
2. **Text Amendment:** Applicant, Trumbull Planning & Zoning Department, is requesting to create Art XVIII (Special Standards for Mixed-Use Developments). Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-18**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the May 20, 2026, Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 11th day of June 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.

PLANNING AND ZONING COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR SUBDIVISION APPROVAL

APPLICATION NO.: _____

HEARING DATE: _____

Name of Applicant: JOSE PARRA **Phone:** _____
(OWNER OF RECORD - If lawful agent, state capacity)

Address: 34 HULL STREET, ANSONIA, CT 06401

Coapplicant: FRED DAMICO (ENGINEER) **Phone:** [redacted]
(Developer - If lawful agent, state capacity)

EMAIL ADDRESS: [redacted]

Address: 9 PAIGE ROAD, OXFORD, CT 06478

Title of Subdivision Map: TWO LOT SUBDIVISION, PARRA-DISE ESTATES FOR 93 BROADWAY, TRUMBULL, CT 06611 FOR JOSE PARRA

Dated: APRIL 10, 2026 **Prepared By:** DAMICO ASSOCIATES

Location: 93 BROADWAY (600 FT FROM SCIORTINO ROAD)
(Name of road, distance from crossroad, etc.)

Zone: A **Area:** 66,634 SF **Acres** 1.53 **Number of Lots:** TWO

Public Water Supply: Yes X **No** _____ **Public Sanitary Sewers: Yes** X **No** _____

Applied to Inland Wetlands and Watercourses Commission: Yes _____ **No** _____ **N/A** X

THIS APPLICATION IS ACCOMPANIED BY:
(See Chapter VI of Land Subdivision Regulations)

1) **Four Collated Stapled Sets of Prints in the Following Order:**
   a) **500' Radius Map (100 Scale, including proposed development)**
   b) **Record Plat (Subdivision Map)**
   c) **Sewage Disposal and Grading Plan**
   d) **Soil Erosion and Sediment Control Plan**
   e) **Plan and Profile**
2) **Mylar Record Plat (not required at time of filing application)**
3) **Stormwater Calculations (See Road Regulations) 2 copies**
4) **Fee: See Schedule**

Signature of Applicant: Jose Parra

Signature of Coapplicant: _____

Note: Application shall be made to the Clerk of the Commission at least twenty-one days prior to the hearing date.

APPLICATION RECEIVED: Abigail Ferrara **DATE:** 5/27/26
(Signature of Clerk)

FEE PAID: $560 **APPLICATION COMPLETE: Yes** _____ **No** _____

Departmental Application Sign-off

for receipt of Special Permit/Site Plans prior to scheduled Planning & Zoning Commission Public Hearing

(not to be confused with sign-off for application approval).

Return to Planning & Zoning Office when completed.

Location of Premises: _____

Permit Application Number: _____

Required

(√) **Planning** _____ **Date:** 2/27/25

(√) **Zoning** _____ **Date:** _____

(√) **Engineering** C. Lentucki **Date:** 5/27/2026

(√) **Inland Wetlands** | **Date:** |

( ) ~~**W.P.C.A.**~~ _____ **Date:** _____

( ) **Health Dept.** _____ **Date:** _____

( ) **Fire Marshal** _____ **Date:** _____

( ) **Police Dept.** _____ **Date:** _____

( ) **Building Dept.** _____ **Date:** _____

( ) **Fire Dept.** _____ **Date:** _____

Rev. 01/08/2009

E-04-00061-000

Parcel ID: E4-61
7 WHITNEY AVE LLC
74 CONGRESS ST
HARTFORD,CT 06114

Parcel ID: E4-60
TIBI NANI
TIBI ASYA
15 WHITNEY AVENUE
TRUMBULL,CT 06611

Parcel ID: E4-58
LICURSI RICHARD M
25 WHITNEY AVENUE
TRUMBULL,CT 06611

Parcel ID: E4-38
WARD CHRISTOPHER
40 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E4-2
LONG HILL MARKET LLC
MICHAEL & MARK CERRETA MBRS CERRETA
6540 MAIN ST STE 12
TRUMBULL,CT 06611

Parcel ID: E4-36
MACHADOS PROPERTIES LLC
247 PARK LANE
TRUMBULL,CT 06611

Parcel ID: E4-37
BENDER DANIEL R &
NEGORO BENDER MARIKO
53 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E3-98
KAUFMAN JOSHUA
DAUBE SHARONA
87 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E3-126
PARRA JOSE
439 CHARLES ST
BRIDGEPORT,CT 06606

Parcel ID: D3-195
6600 MAIN STREET LLC
49 HARVESTER RD
TRUMBULL,CT 06611

Parcel ID: E3-97
DWAN MATTHEW C
DWAN MONIQUE
101 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E3-95
GEORGAS PHILIP
117 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E3-94
FORDE ANDRE & TENNIQUA
129 BROADWAY
TRUMBULL,CT 06611

Parcel ID: E3-5
TRUMBULL TOWN OF
5866 MAIN STREET
TRUMBULL,CT 06611

Parcel ID: E4-167
MGM PROPERTIES LLC
6540 MAIN ST STE 12
TRUMBULL,CT 06611

Parcel ID: E3-96
SONG MARY M
107 BROADWAY
TRUMBULL,CT 06611

RECEIVED
MAY 27 2026
By: TAX ASSESSOR
TOWN OF TRUMBULL

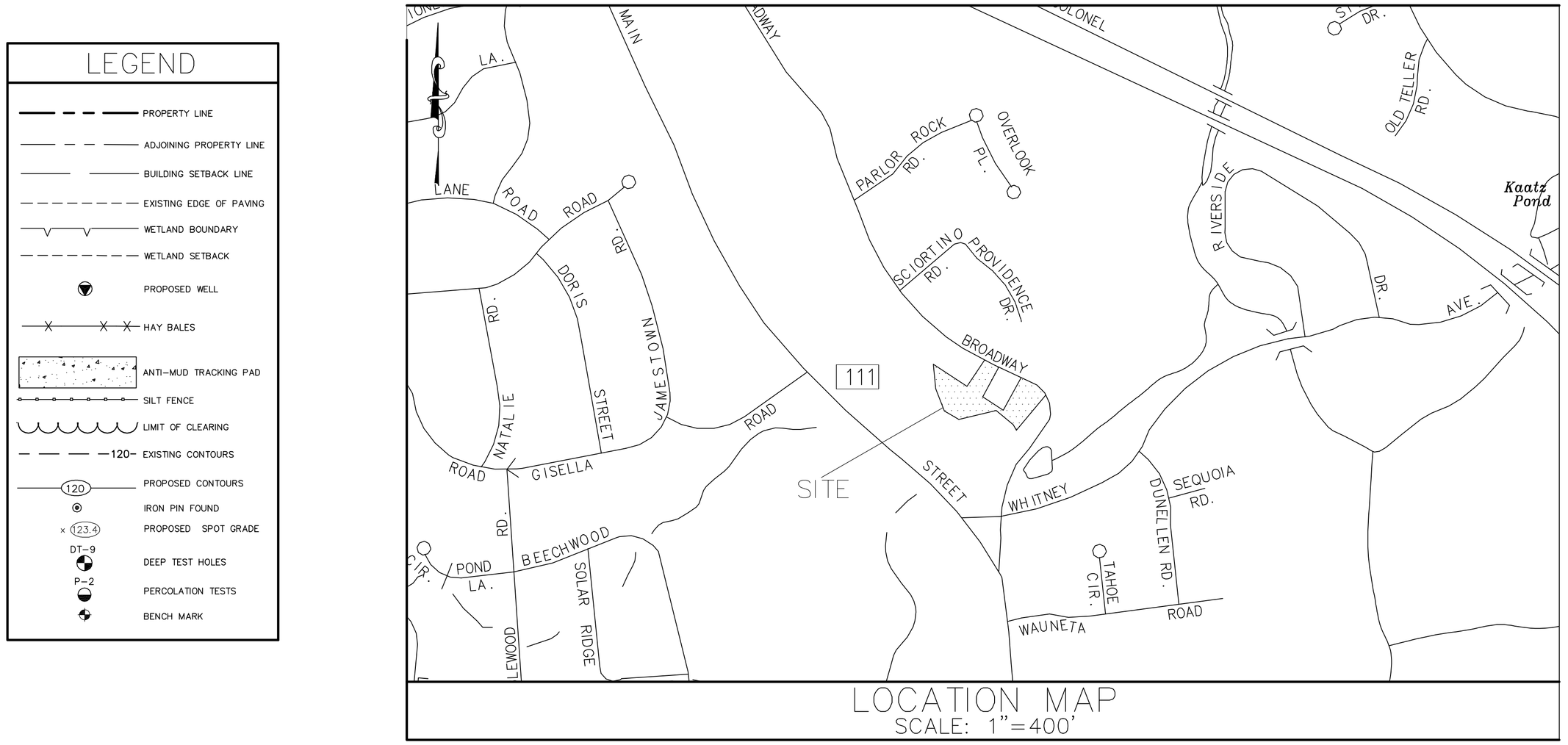
PROPOSED TWO LOT SUBDIVISION
PARRA-DISE ESTATES

FOR

93 BROADWAY
TRUMBULL, CT 06611

PREPARED FOR

JOSE PARRA
APRIL 10, 2026



LOCATION MAP
SCALE: 1"=400'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- WETLAND BOUNDARY
- WETLAND SETBACK
- PROPOSED WELL
- HAY BALES
- ANTI-MUD TRACKING PAD
- SILT FENCE
- LIMIT OF CLEARING
- 120 EXISTING CONTOURS
- 120 PROPOSED CONTOURS
- IRON PIN FOUND
- × 123.4 PROPOSED SPOT GRADE
- DT-9 DEEP TEST HOLES
- P-2 PERCOLATION TESTS
- BENCH MARK

LIST OF DRAWINGS

SHEET 1 OF 4	RECORD SUBDIVISON MAP
SHEET 2 OF 4	SITE DEVELOPMENT PLAN
SHEET 3 OF 4	EROSION & SEDIMENT CONTROL PLAN
SHEET 4 OF 4	DETAIL SHEET

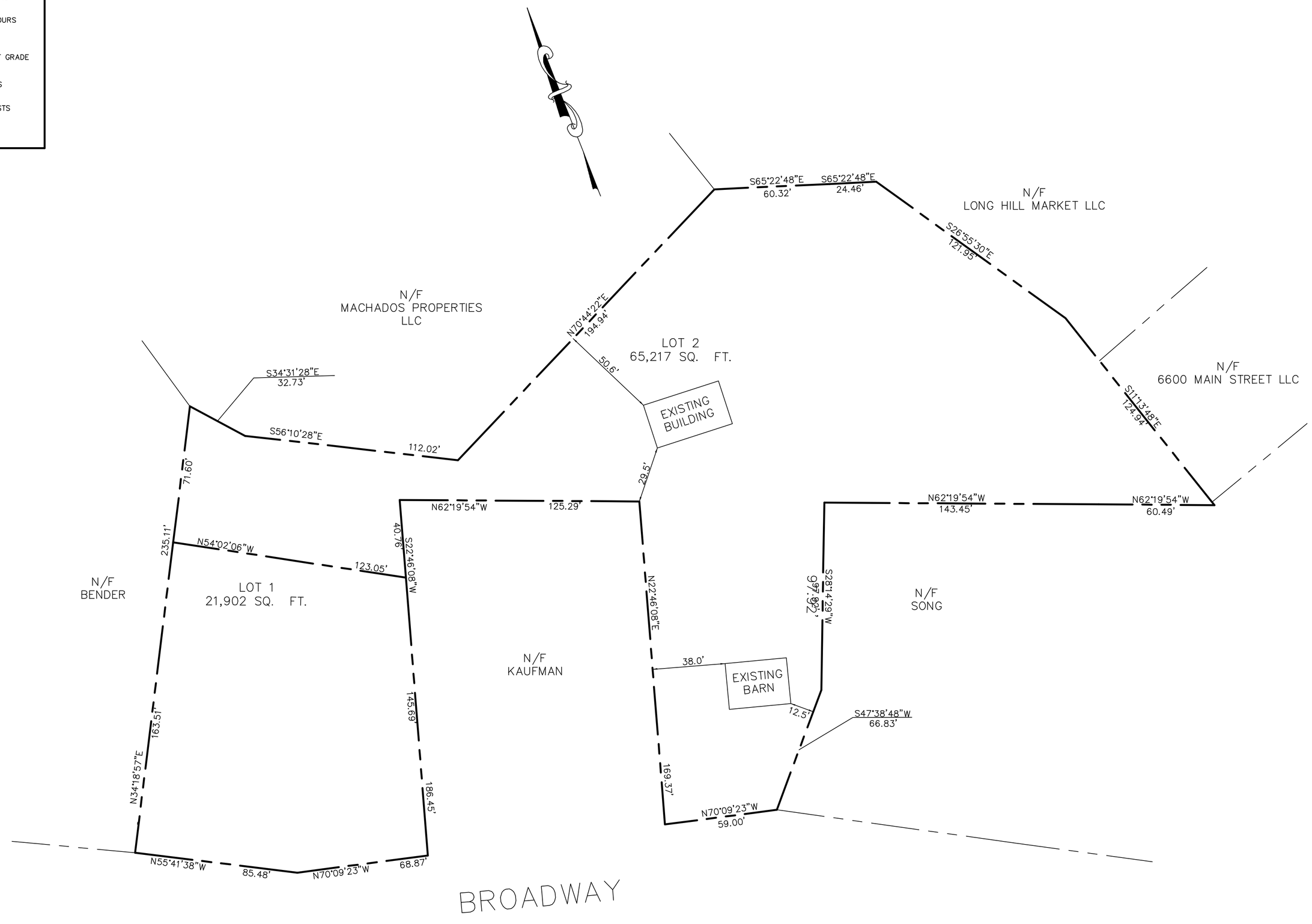
D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0248
damicoassociates@sbcglobal.net

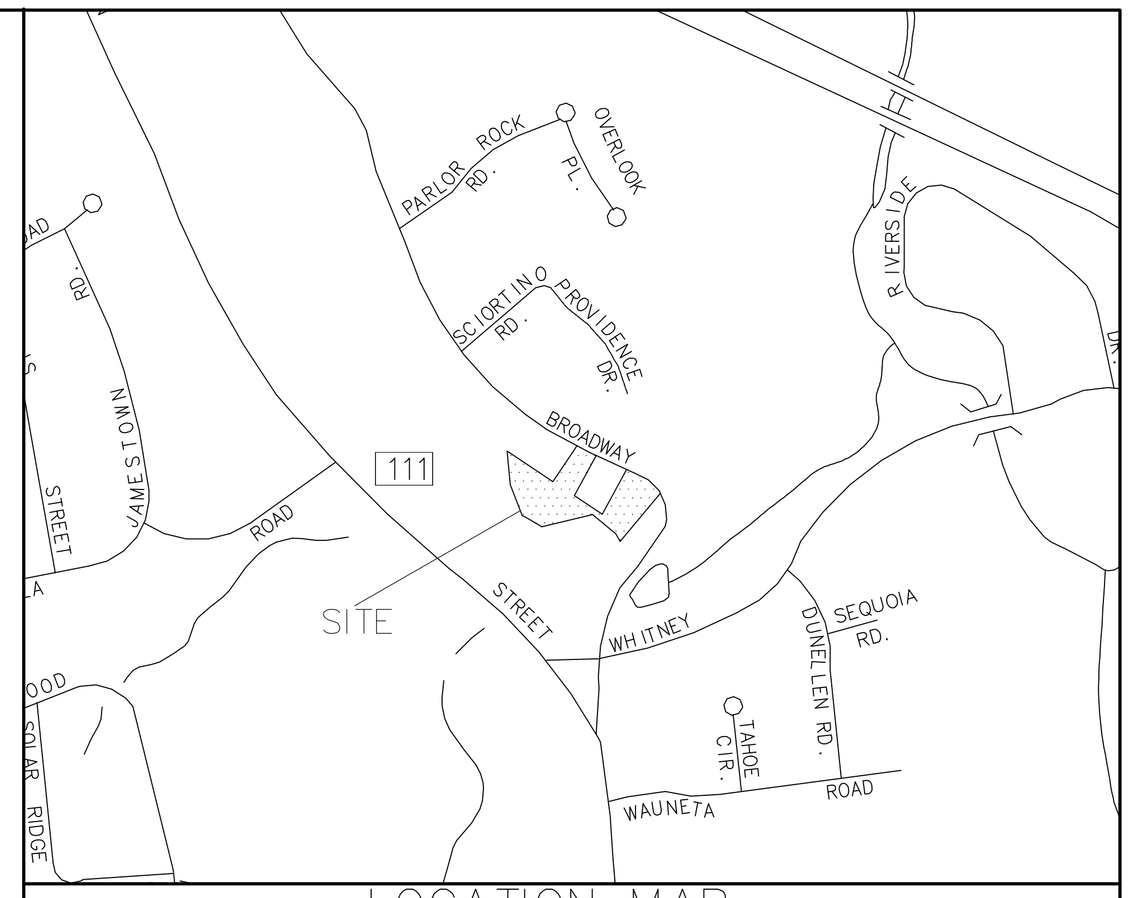
FRED D'AMICO CONN. P.E., L.S. 10833

LEGEND

- PROPERTY LINE
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Building Zone Residence A	MINIMUM/REQUIRED MAXIMUM/ALLOWED	LOT 1	LOT 2
Minimum Lot Area	21,780 SQ. FT.	21,902 SQ. FT.	65,217 SQ. FT.
Minimum Road Frontage	125'	154.35'	59.0'
Minimum Setback from Street Line	50'	64.8'	55.3'
Minimum Setback from Side Property Line	20'	28.3'	48.7'
Minimum Setback from Rear Property Line	50'	55.6'	50.6'
Maximum Height for a Building or Structure	40'	35'	35'
Maximum Building Lot Coverage as a Percentage of Lot Area	25%	17.5%	7.9%





LOCATION MAP
SCALE: 1"=400'

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS REVISED ON OCTOBER 26, 2018, AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON AUGUST 29, 2019.
   A. THE TYPE OF SURVEY PREPARED IS A RECORD SUBDIVISION MAP AND IS INTENDED TO DEPICT THE PROPOSED PROPERTY LINES.
   B. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. THE BEARINGS DEPICTED HEREON ARE BASED UPON REFERENCE MAP #2.
3. UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1(800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF ANY WORK.
4. MAP REFERENCES
   "MAP OF LOTS IN TRUMBULL, CONN. FOR ESTATE OF ALICE PEET, DATED MAY 3, 1972 MADE FOR STEPHEN C. BOMBERO"
   "MAP PREPARED FOR MICHAEL AND THOMAS R. SCIORTINO, TRUMBULL, CONNECTICUT, SCALE 1" =40 FEET SEPTEMBER 14, 2000" BY THEODORE J. WITEK FILED AS MAP #3154

SCALE: 1"=40'
0 20 40 80 120 160

ORIGINAL INK MYLAR

No.	Date	REVISION DESCRIPTION	No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0248
damicoassociates6@sbcglobal.net

Job No.	Drn By
4787	JVD
Scale	Date
1"=40'	4/10/2026

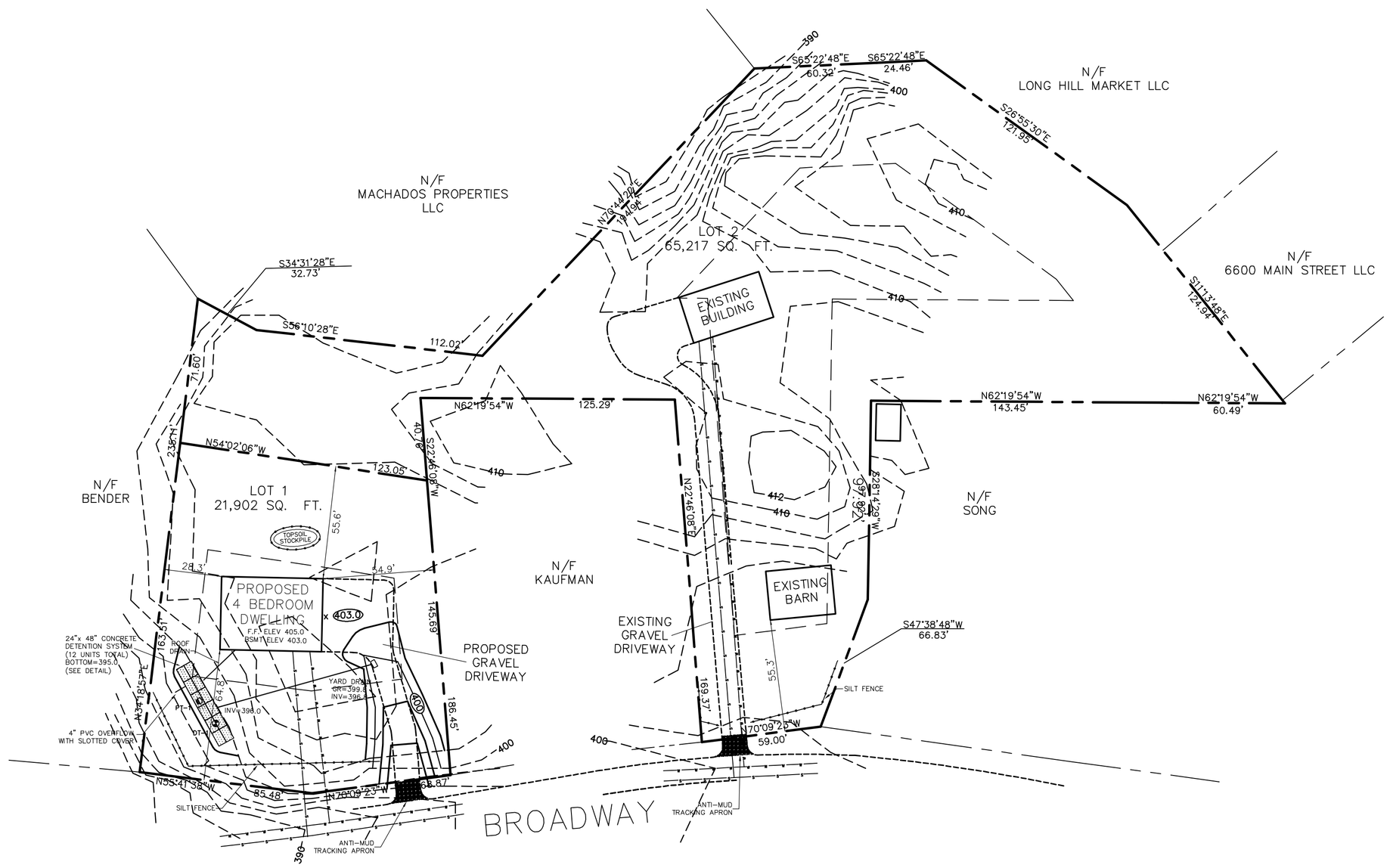
Project Name
JOSE PARRA
BROADWAY
TRUMBULL CONNECTICUT

Drawing Title
RECORD SUBDIVISION MAP

LEGEND

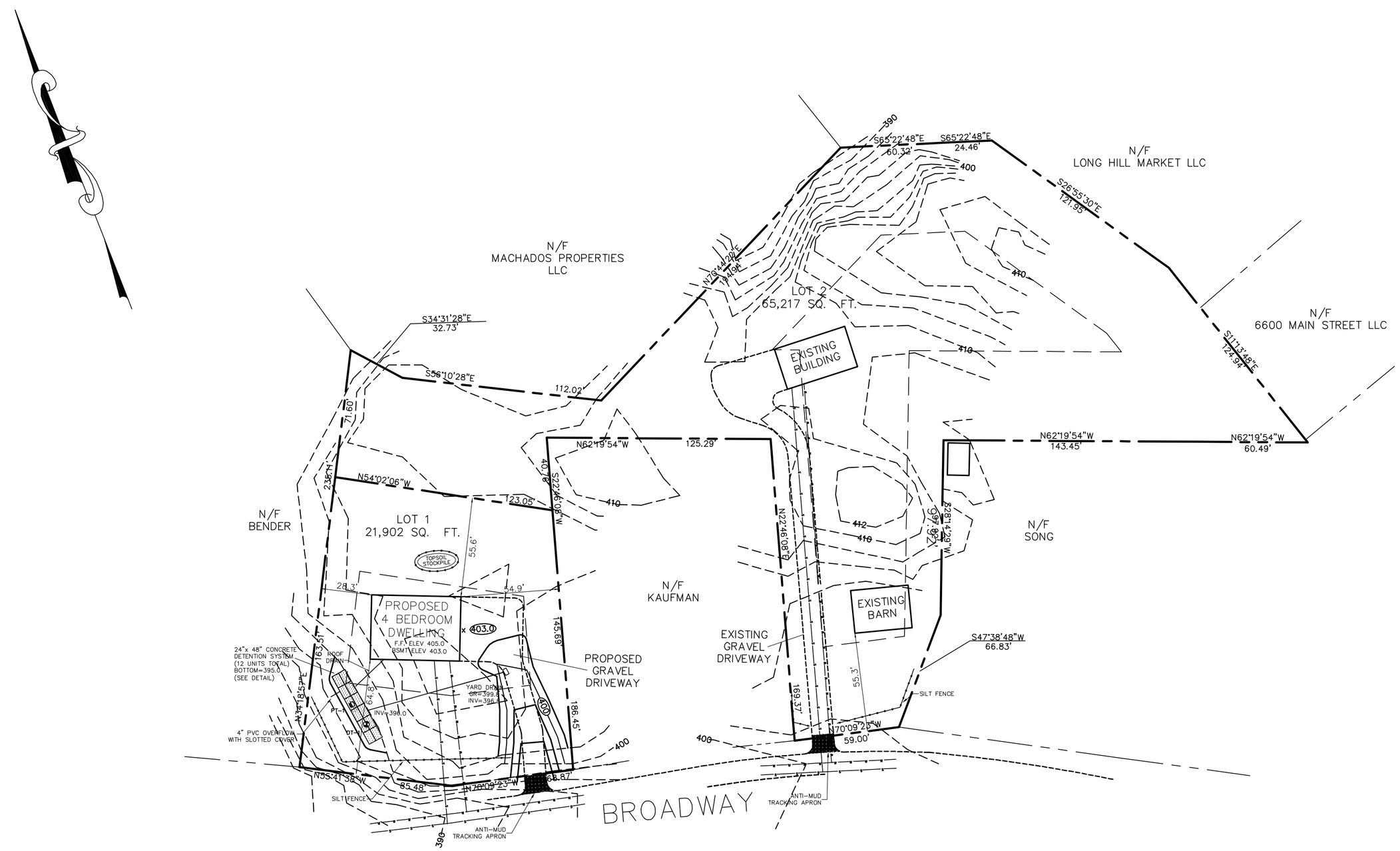
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N/F
MACHADOS PROPERTIES
LLC
N/F
LONG HILL MARKET LLC
N/F
6600 MAIN STREET LLC
N/F
BENDER
N/F
KAUFMAN
N/F
SONG
LOT 1
21,902 SQ. FT.
LOT 2
65,217 SQ. FT.
PROPOSED
4 BEDROOM
DWELLING
F.F. ELEV. 405.0
BSMT ELEV 403.0
EXISTING
BUILDING
EXISTING
BARN
EXISTING
GRAVEL
DRIVEWAY
PROPOSED
GRAVEL
DRIVEWAY
24"x 48" CONCRETE
DETENTION SYSTEM
(12 UNITS TOTAL)
BOTTOM=395.5
(SEE DETAIL)
4" PVC OVERFLOW
WITH SLOTTED COVER
TOPSOIL STOCKPILE
YARD DRAIN
GRATE=399.5
INV=396.0
INV=394.0
SILT FENCE
ANTI-MUD
TRACKING APRON
BROADWAY
S34°31'28"E
32.73'
S56°10'28"E
112.02'
N62°19'54"W
125.29'
N62°19'54"W
143.45'
N62°19'54"W
60.49'
S65°22'48"E
60.32'
S65°22'48"E
24.46'
S26°55'30"E
121.99'
S41°33'48"E
124.79'
N54°02'06"W
23.05'
N55°21'38"W
85.48'
N24°09'22"W
58.07'
S70°09'22"E
59.00'
S47°38'48"W
66.83'
N/F
N/F
N/F

LEGEND

- PROPERTY LINE
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SCALE: 1"=40'

0 20 40 80 120 160

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

1. THE PROPOSED DEVELOPMENT INCLUDES THE DEMOLITION AND REMOVAL OF EXISTING BUILDING REMNANTS, THE SUBDIVISION OF THE PROPERTY INTO 3 SEPARATE LOTS, CONSTRUCTION OF NEW SINGLE FAMILY DWELLINGS ON EACH LOT, ASSOCIATED DRIVEWAYS, AND APPURTENANCES. THE DWELLINGS ARE TO BE SERVICED BY PUBLIC WATER AND ON SITE SEPTIC SYSTEMS. THE TOTAL SITE AREA IS APPROXIMATELY 1.99 ACRES.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS TO BE HELD WITH THE DESIGN ENGINEER, OWNER, GENERAL CONTRACTOR, AND REPRESENTATIVES FROM THE TOWN OF STRATFORD INCLUDING THE TOWN ENGINEER, AND/OR ZONING ENFORCEMENT OFFICER, AND/OR WETLANDS ENFORCEMENT OFFICER.
3. CONSTRUCTION WILL BEGIN SHORTLY AFTER NECESSARY APPROVALS ARE OBTAINED. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED WITHIN ONE YEAR FROM THE TIME OF COMMENCEMENT.
4. MAINTENANCE OF THE EROSION CONTROLS SHALL CONSIST OF INSPECTION AT THE START OF EACH WORK DAY WITH SPECIAL ATTENTION AFFORDED FOLLOWING STORM EVENTS. NOTED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. BUILT UP SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL DEVICES AND DISPOSED OF IN A MANNER CONSISTENT WITH THIS PLAN. ADDITIONAL SEEDING OR MULCHING SHALL BE EMPLOYED AS REQUIRED. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS WHICH REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING AND/OR MULCHING IN ACCORDANCE WITH THE SOIL EROSION GUIDELINES.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (LATEST EDITION).
2. ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION OF ANY DISTURBED AREAS SHALL BE SCHEDULED AS SOON AS PRACTICAL.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SILT FENCES, HAYBALE FILTERS, CONSTRUCTION ENTRANCES, RIPRAP, AND EROSION CONTROL BLANKETS SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
6. ALL CONTROL STRUCTURES SHALL BE INSPECTED AND CLEANED PERIODICALLY. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

7 FOR EROSION AND SILTATION CONTROL, SILT FENCES AND/OR HAYBALE FILTERS SHALL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS; OR AS DIRECTED BY THE LOCAL AUTHORITY. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.

8. IF DISTURBED AREAS CANNOT BE SEEDED IMMEDIATELY DUE TO TIME OF YEAR, THEN MULCH AREA UNTIL SEEDING CAN OCCUR. REMOVE MULCH AND SEED AND REMULCH WHEN SEASON PERMITS.
9. CATCH BASINS SHALL BE PROTECTED BY SILT SACK FILTERS AND AS SHOWN ON THE DRAWINGS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
10. HAYBALE FILTERS AND/OR SILT FENCES WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
11. STORMWATER DISCHARGE AREAS WILL BE PROTECTED WITH RIPRAP CHANNELS AND ENERGY DISSIPATORS AS REQUIRED AND/OR NECESSARY.
12. ALL DEWATERING PUMPING MUST HAVE SEDIMENT AND EROSION CONTROL PROVISIONS TO MAINTAIN CLEAR WATER DISCHARGE (NOT MUDDY). EACH DEWATERING PUMP SHALL DISCHARGE INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEM IN A MANNER THAT WILL NOT CAUSE EROSION, SEDIMENTATION, NUISANCE, OR SAFETY HAZARDS. EACH DEWATERING PUMP INTAKE SHALL BE PLACED IN A CLEAN, PERFORATED 55-GALLON DRUM, SURROUNDED BY AT LEAST 18 INCHES OF 3/4" CLEAN, CRUSHED STONE. THE ENTIRE SURFACE OF THE DRUM (SIDES, TOP, AND BOTTOM) SHALL BE PROTECTED FROM SILTY WATER ENTERING THE DRUM. IF NECESSARY, THE PUMP DISCHARGE SHALL PASS THROUGH A SETTLEMENT BASIN OF ADEQUATE SIZE TO FURTHER CLARIFY THE PUMP DISCHARGE PRIOR TO ENTERING THE STORM DRAINAGE SYSTEM. SUCH BASIN COULD BE MADE FROM AN EXCAVATED PIT OR BY USING A SEALED TRASH DUMPSTER. THE BASIN WOULD HAVE A PIPED OVERFLOW LEADING INTO THE STORM DRAINAGE SYSTEM. ALTERNATIVE METHODS MAY BE USED, SUCH AS WELL POINTS OR OTHER TYPES OF PUMP INTAKES, AND SETTLEMENT BASINS, IF APPROVED BY THE ENGINEER AND GOVERNING AGENCIES. ALL PUMP DISCHARGE FROM DEWATERING SHALL BE CLEAR AT THE POINT WHERE IT FLOWS OFF THE PROPERTY.
13. THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE LOCAL AUTHORITY. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) 12' DEEP WHERE SHOWN ON PLAN OR AS DIRECTED BY THE LOCAL AUTHORITY.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY/ALL PERMITS REQUIRED AS RELATED TO SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, DEP PERMITS.
15. THE CONTRACTOR IS DESIGNATED AS SITE MONITOR AND IS RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE INLAND WETLANDS COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEQUENCE OF CONSTRUCTION (PHASING):

5.1 CONDUCT PRE-CONSTRUCTION MEETING.

5.2 FIELD STAKE LIMITS OF ALL DISTURBANCE AND PROPOSED CONSTRUCTION.

5.3 INSTALL SILT FENCE AND HAY BALE BARRIERS BETWEEN WORK AREAS AND ADJACENT RESOURCE AREAS AND AT TOE OF SLOPES AT LOCATIONS SHOWN ON THE PLANS.

5.4 INSTALL CONSTRUCTION ENTRANCE AT THE POINT OF CONSTRUCTION VEHICLE ACCESS TO THE SITE.

5.5 ALL TREES AND BRUSH IN THE AREA OF THE NEW GRADING SHALL BE CUT. BRUSH AND TREES UNDER 6" IN DIAMETER MAY BE CHIPPED FOR USE AS MULCH. DEMOLISH EXISTING BUILDINGS & UTILITIES.

5.6 CLEAR AND GRUB CONSTRUCTION AREA.

5.7 THE LOAM SHALL BE STRIPPED AND STOCKPILED IN AREAS WHERE SHOWN ON THE DRAWINGS. STUMPS SHALL BE REMOVED AND DISPOSED OF AT A LEGAL LANDFILL OFF-SITE.

5.8 THE LOAM STOCKPILES SHALL BE RINGED WITH SILT FENCE. THESE RINGS SHALL BE MAINTAINED DURING THE PERIOD THAT MATERIALS ARE STORED. STOCKPILES STORED FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH TEMPORARY COVER TO PREVENT EROSION.

5.9 CONSTRUCT PUMPING SETTLING BASIN IF REQUIRED

5.10 INSTALL DRIVEWAY BASE.

5.11 INSTALL SANITARY LATERAL AND WATER LATERAL,

5.12 INSTALL STORM DETENTION SYSTEM. IF WATER IS ENCOUNTERED, DURING INSTALLATION, CONTRACTOR TO PUMP WATER TO SETTLING BASIN. DEWATERING BASIN IS TO BE INSPECTED AT LEAST EVERY TWO HOURS DURING PERIODS OF USE. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENTS WHEN THE SEDIMENT EQUALS ONE HALF THE REQUIRED STORAGE VOLUME. THE ACCUMULATED SEDIMENT WHICH IS REMOVED SHALL BE DISPOSED OF PROPERLY.

5.13 EXCAVATE FOR PROPOSED BUILDING FOUNDATION. CONSTRUCT WALLS AND SLAB.

5.14 INSTALL UNDERGROUND UTILITIES.

5.15 CONSTRUCT NEW ACCESS DRIVEWAY. EXCAVATE AND/OR FILL WORK SITE TO SUB-GRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS, AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER. CLEAN SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.

5.16 INSTALL FIRST COURSE OF PAVEMENT

5.17 ALL DISTURBED AREAS NOT COVERED BY PARKING, SIDEWALKS, LANDSCAPING, ETC. SHALL BE GRADED AND STABILIZED AS FOLLOWS:

A. PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.

B. APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.

C. APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS.

D. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 THROUGH JUNE 15 AND AUGUST 15 AND SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.

5.18 SILT FENCE AND HAYBALES SHOULD REMAIN AND BE MAINTAINED UNTIL TRIBUTARY AREAS ARE STABILIZED.

5.18 ON PAVED AREAS THAT ARE SUBJECT TO TRACKING OF SOIL MATERIALS OR THAT RECEIVE SEDIMENT-LADEN RUNOFF FROM UNSTABILIZED SURFACES YET TO BE STABILIZED, HAYBALE BARRIERS SHALL REMAIN AROUND THE CATCH BASINS AFTER PAVING

No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

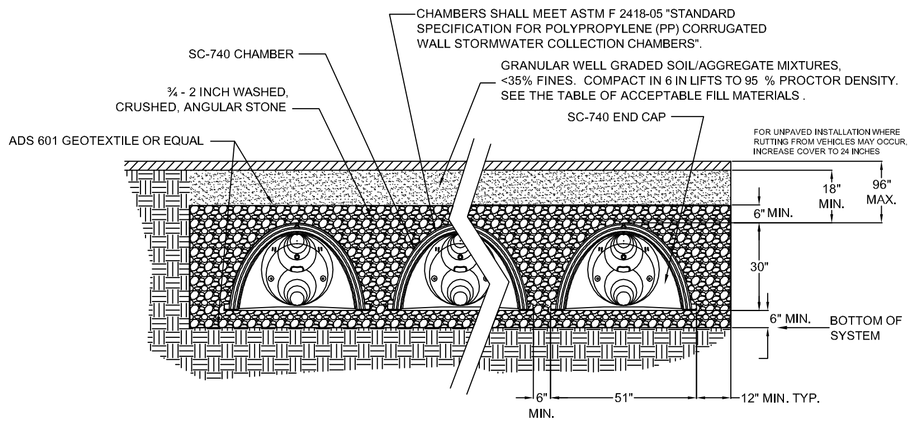
D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
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damicoassociates@sbcglobal.net

Job No.	Drn By
4787	JVD
Scale	Date
1"=40'	4/10/2026

Project Name
JOSE PARRA
93 BROADWAY
TRUMBULL CONNECTICUT

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

STORMTECH UNDERGROUND DETENTION SYSTEM

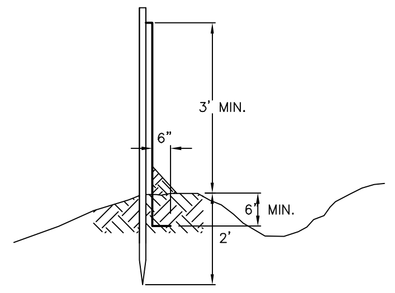


NOTES:
SEE PLAN FOR QUANTITY, LOCATION, & ARRANGEMENT OF CHAMBERS.

INSTALLATION OF THE CHAMBERS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MANUFACTURER, STORMTECH.

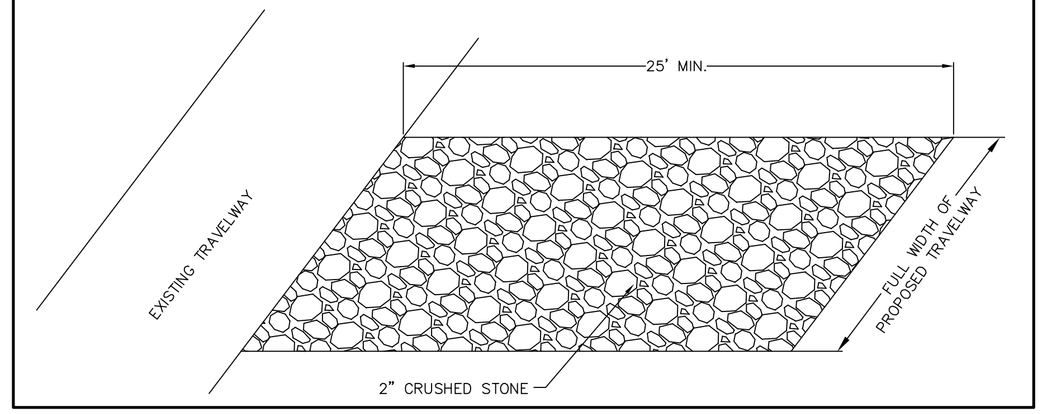
FOR STORMTECH INFORMATION, CALL 1-888-892-2694 OR VISIT ONLINE WWW.STORMTECH.COM

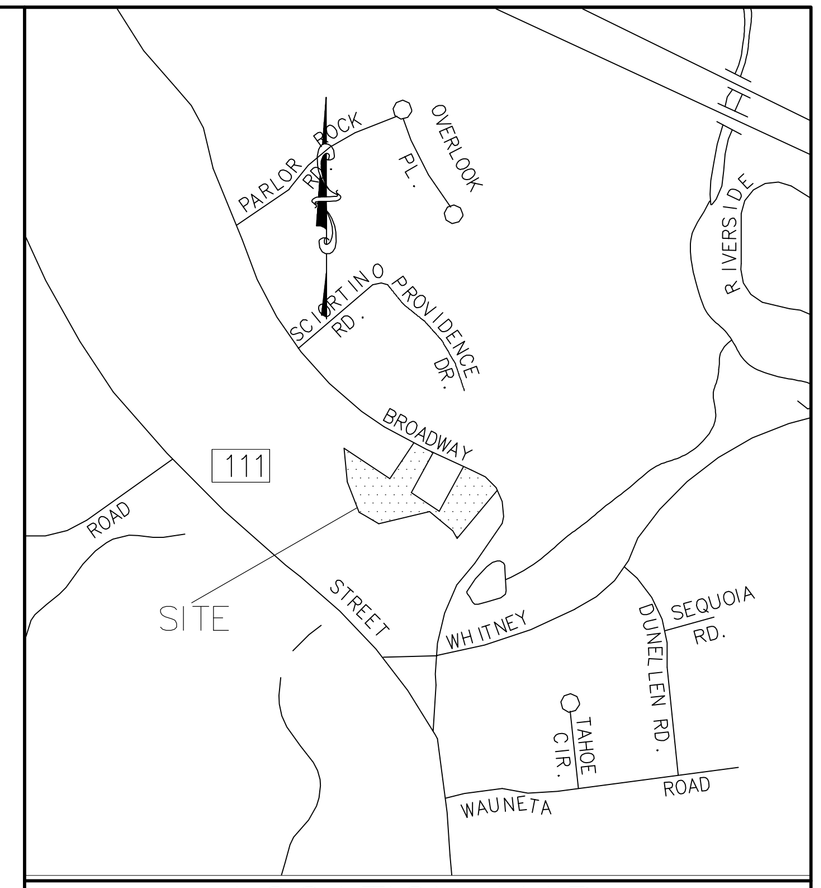
SILT FENCE



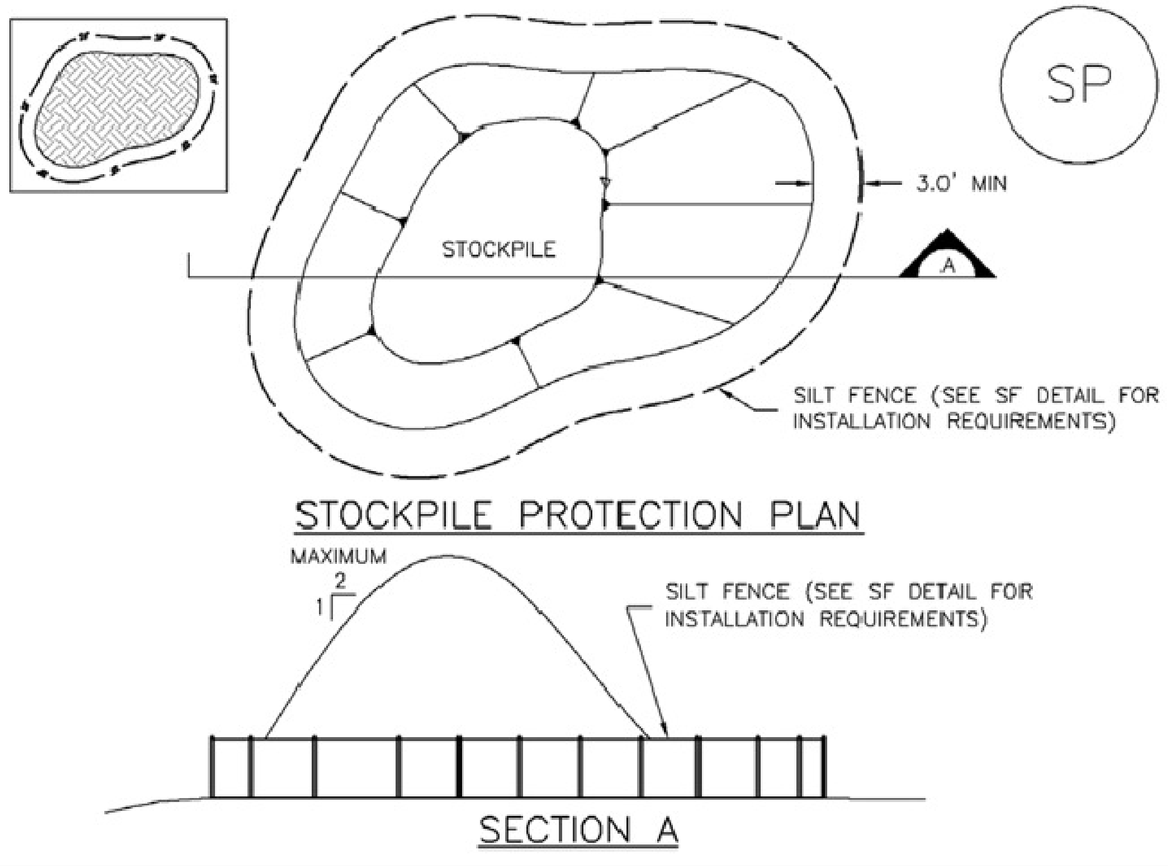
INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

ANTI-MUD TRACKING PAD





LOCATION MAP
SCALE: 1"=400'



STOCKPILE PROTECTION PLAN

SECTION A

SCALE: 1"=40'
0 20 40 80 120 160

No.	Date	REVISION DESCRIPTION	No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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Job No.	Drn By
4787	JVD
Scale	Date
1"=40'	4/10/2026

Project Name
JOSE PARRA
93 BROADWAY
TRUMBULL CONNECTICUT

Drawing Title
DETAIL SHEET

STORM WATER MANAGEMENT ANALYSIS

For

93 Broadway
Trumbull, Connecticut

May 26, 2026

Prepared for:

Jose Parra

Prepared by:

D'Amico Associates

PLANNING · ENGINEERING · SURVEYING CONSULTANTS
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Job #4787

TABLE OF CONTENTS

Page No.

1.0 PROJECT DESCRIPTION 1

2.0 SOIL ANALYSIS 1

3.0 METHODOLOGY & ANALYSIS 1

4.0 EXISTING CONDITION & RUNOFF DISCHARGE 2

5.0 PROPOSED CONDITION & RUNOFF DISCHARGE 2

6.0 PROPOSED STORM WATER ROUTING 2

7.0 STORM WATER QUALITY ANALYSIS.....3

8.0 CONCLUSIONS.....3

9.0 REFERENCES 4

APPENDICES

APPENDIX A Figures

APPENDIX B Pre Development Analysis

APPENDIX C Post Development Analysis

APPENDIX D Detention System Water Quality Calculations

1.0 PROJECT DESCRIPTION

The proposed project includes the construction of a single family dwelling at 93 Broadway in Trumbull, Connecticut. The impervious area will increase by 3,800 Square Feet. A new 1,100 sq. ft driveway, utilities and landscaping will be part of the re-development. All storm water from the proposed roof and driveway will be collected, detained and treated on-site with the use of concrete detention areas. Footing drains will also be piped to a separate daylight riprap apron area. A reduced scale Site Development Plan has been included in Appendix A.

2.0 SOIL ANALYSIS

The subject parcel was researched and tested for storm water infiltration suitability. The parcel is dominated with Paxton and Montauk fine sandy loam, 3 to 8 percent slopes, hydrologic group "B" (SCS label "PbB"). This was also verified with excavated test pits and percolation testing. The results of the on-site testing are located on the Site Development Plan.

3.0 METHODOLOGY & ANALYSIS

This study was prepared using the Soil Conservation Service (SCS) methodology. This method outlines procedures for calculating peak rates of runoff resulting from precipitation events and procedures for developing runoff hydrographs. The calculations use the unit hydrograph method as described by Technical Release 55 (TR-55).

Composite values for area, curve number (CN) and time of concentration (Tc) were calculated for each the predevelopment and post development condition.

The curve number is a land sensitive coefficient that dictates the relationship between total rainfall depth and direct storm runoff. Based on the soil groups and land use in the watershed, an average CN was determined for existing and proposed conditions. Based on the existing soil conditions and their corresponding hydrologic characteristics available from the Soil Survey, all soils were assumed to be type "B" soils (moderately drained). The average curve number values were calculated using the following values:

Cover Description	CN
Paved/Impervious	98
"Open space,grass park lawn"	61

The time of concentration is defined as the time for runoff to travel from the hydraulically most distant point in the watershed to a point of interest (the catchment point). Values for the times of concentrations were determined for existing and proposed conditions based on land cover and slope of the flow path using methods described by SCS.

The design storm used for this study is the 24 hour SCS Type III cumulative rainfall distribution. Twenty-four (24) hour rainfall depths for the 2-year, 5-year, 10-year, and 25-year storms were considered. The SCS Type III rainfall distribution and the SCS hydrology methods generally overestimate the peak rate of runoff. The storm events analyzed include the following:

- A 2-year, 24-hour storm consisting of 3.3 inches of rainfall;
- A 5-year, 24-hour storm consisting of 4.3 inches of rainfall;
- A 10-year, 24-hour storm consisting of 5.0 inches of rainfall;
- A 25-year, 24-hour storm consisting of 5.7 inches of rainfall;

Rainfall hydrographs developed from SCS methods for proposed and existing conditions were compared in order to determine the peak flows that will be observed for the respective storm event. Proposed hydrographs were then routed through the storm water management system using level pool routing techniques. All hydrographs and routing calculations were performed with the aid of the computer program *Hydrographs 2004*, by Intelisolve. For convenience and to conserve resources, the calculations included in the appendices of this report were limited to the 25 year storm event.

4.0 EXISTING CONDITION & RUNOFF DISCHARGE

The site was modeled as a single undeveloped watershed. The composite values used in determining the hydrographs were as follows:

Area	CN	Tc
0.67 Acres	61	13 min.

The watersheds were analyzed by the computer program *Hydrographs 2004*, by Intelisolve, and the results are located in Appendix B. Peak flows for the respective storm events are summarized as follows:

	2-YEAR FLOW	5-YEAR FLOW	10-YEAR FLOW	25-YEAR FLOW
PEAK FLOW	0.20 CFS	0.49 CFS	0.74 CFS	1.04 CFS

5.0 PROPOSED CONDITION & RUNOFF DISCHARGE

The proposed site improvements do not significantly alter the drainage flow patterns. The composite values used in determining the hydrographs were as follows:

Area	CN	Tc
0.67 Acres	66	13 min.

The watersheds were analyzed by the computer program *Hydrographs 2004*, by Intelisolve, and the results are located in Appendix B. Peak flows for each of the storm events as well as the respective increase from the existing condition are summarized as follows:

	2-YEAR FLOW	5-YEAR FLOW	10-YEAR FLOW	25-YEAR FLOW
PEAK FLOW	0.44 CFS	0.78 CFS	1.04 CFS	1.36 CFS
INCREASE	0.44 CFS	0.29 CFS	0.30 CFS	0.32 CFS

Due to the increase in impervious area, and the resulting increase in storm water flow, mitigation is required.

6.0 PROPOSED STORM WATER ROUTING

A underground retention system consisting of 12 24" Concrete galleys has been designed in order to contain and treat the runoff from the roof and driveway. The system primarily will drain via ground water infiltration. Soil infiltration rates were field measured, however, the values used for the design were half the measured rates to add in a factor of safety.

In order to route the proposed underground systems, a typical basin was modeled with a specific void ratio of a 60% void ratio. The void ratio was calculated by factoring in the dry area of the chamber units (as specified by the manufacturer) as well as the required stone around the units. Pond routing was analyzed by the computer program *Hydrographs 2004*, by Intelisolve, and the results are located in Appendix C.

Since only a portion of the entire site is routed to the detention system, a separate hydrograph was modeled in order to determine the actual flow that is experienced by the system. The composite values used in determining the hydrographs for such were as follows:

	Area	CN	Tc
Pond Inflow	0.14 Acres	98	5 min.

Increased Impervious Area = 3,800 Sq. Ft.

The watersheds were analyzed by the computer program *HydroCAD* and the results are located in Appendix C. Peak inflows for the respective storm events are summarized as follows:

	2-YEAR FLOW	5-YEAR FLOW	10-YEAR FLOW	25-YEAR FLOW
Pond Inflow	0.26 CFS	0.39 CFS	0.50 CFS	0.69 CFS

The inflow hydrograph was routed through the proposed system. Pond routing was analyzed by the computer program *HydroCAD*, and the results are located in Appendix C. The resulting pond routing yielded that all flows up to the 25-year storm event will be contained by the system. Therefore, the town's requirement of a "no net increase" is inherently satisfied.

7.0 STORM WATER QUALITY ANALYSIS

The majority of storm water introduced to the system will be driveway runoff where the observance of any oils, grease or particulates is remote. Since the driveway is small and its use is primarily limited to residential vehicles, the anticipated levels of sediment and oils should be negligible. Salts and other dissolved matter will infiltrate to the ground via the detention system where the soil will encourage filtering.

The systems have been designed in accordance with the 2004 Stormwater Quality Manual. These systems should be enabled to maintain the full Water Quality Volume (WQV). This system is designed to handle 220% of the WQV. Calculations for the system are located in Appendix D.

Above all, the homeowner will be responsible to implement an annual maintenance program which should include driveway sweeping, gutter and yard drain cleaning and pipe maintenance. As always, proper fertilizer and pesticide management and household pet waste management should be observed.

8.0 CONCLUSIONS

The proposed storm water collection system has been designed to adequately convey the required storm event without any adverse impacts or increase in storm water flow to the neighboring properties.

9.0 REFERENCES

1. *Urban Hydrology for Small Watersheds*, Technical Release No. 55, USDA Soil Conservation Service Publication, June 1986.

2. Rainfall Frequency-Intensity-Duration Chart, New Haven, Connecticut, Connecticut Department of Transportation, Wethersfield, Connecticut.

3. Rainfall Frequency Values for Connecticut with 24-Hour Storm Duration, United States Department of Commerce and Weather Bureau, T.P. 40, May 1961.

4. *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*, The Connecticut Council on Soil and Water Conservation.

5. Debo, Thomas N. and Reese, Andrew J., *Municipal Stormwater Management*, Second Edition, Boca Raton, Lewis Publishers, 2003.

6. *2004 Connecticut Stormwater Quality Manual*, Connecticut Department of Environmental Protection.

7. *Soil Survey of Fairfield County, Connecticut,* United States Department of Agriculture, Soil Conservation Service, February, 1981.

APPENDIX A
FIGURES

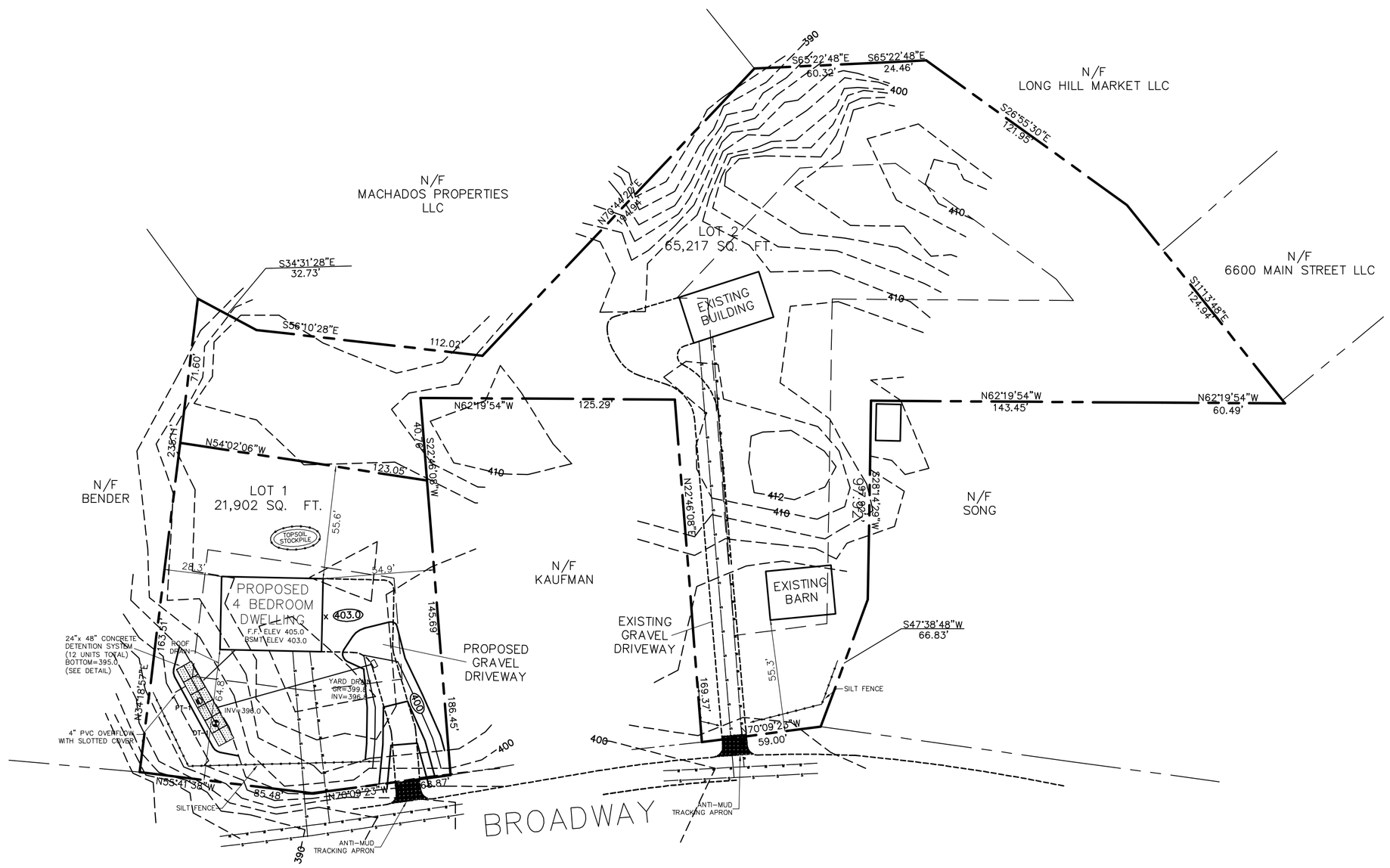
CONTENTS

- SITE DEVELOPMENT PLAN (REDUCED SCALE)

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- WETLAND BOUNDARY
- WETLAND SETBACK
- PROPOSED WELL
- HAY BALES
- ANTI-MUD TRACKING PAD
- SILT FENCE
- LIMIT OF CLEARING
- 120 EXISTING CONTOURS
- 120 PROPOSED CONTOURS
- IRON PIN FOUND
- x 123.4 PROPOSED SPOT GRADE
- DT-9 DEEP TEST HOLES
- P-2 PERCOLATION TESTS
- BENCH MARK

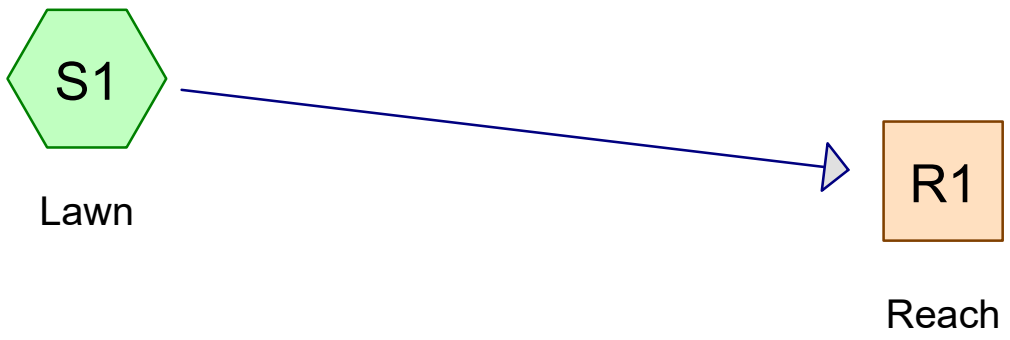
Building Zone Residence A	MINIMUM/REQUIRED MAXIMUM/ALLOWED	LOT 1	LOT 2
Minimum Lot Area	21,780 SQ. FT.	21,902 SQ. FT.	65,217 SQ. FT.
Minimum Road Frontage	125'	154.35'	59.0'
Minimum Setback from Street Line	50'	64.8'	55.3'
Minimum Setback from Side Property Line	20'	28.3'	48.7'
Minimum Setback from Rear Property Line	50'	55.6'	50.6'
Maximum Height for a Building or Structure	40'	35'	35'
Maximum Building Lot Coverage as a Percentage of Lot Area	25%	17.5%	7.9%


N/F
MACHADOS PROPERTIES
LLC
N/F
LONG HILL MARKET LLC
N/F
6600 MAIN STREET LLC
N/F
BENDER
N/F
KAUFMAN
N/F
SONG
LOT 1
21,902 SQ. FT.
LOT 2
65,217 SQ. FT.
PROPOSED
4 BEDROOM
DWELLING
F.F. ELEV. 405.0
BSMT ELEV 403.0
EXISTING
BUILDING
EXISTING
BARN
EXISTING
GRAVEL
DRIVEWAY
PROPOSED
GRAVEL
DRIVEWAY
24"x 48" CONCRETE
DETENTION SYSTEM
(12 UNITS TOTAL)
BOTTOM=395.5
(SEE DETAIL)
4" PVC OVERFLOW
WITH SLOTTED COVER
TOPSOIL STOCKPILE
YARD DRAIN
INV=394.0
INV=394.0
INV=394.0

APPENDIX B
Hydrograph Data

CONTENTS

- Pre-Development Analysis



Subcat Reach Pond Link

Routing Diagram for 4787 Drainage - EX new
Prepared by D'Amico Associates, Printed 5/26/2026
HydroCAD® 10.20-8a s/n 14237 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.30	2
2	5-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	10-Year	Type III 24-hr		Default	24.00	1	5.00	2
4	25-Year	Type III 24-hr		Default	24.00	1	5.70	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.672	61	>75% Grass cover, Good, HSG B (S1)
0.672	**61**	**TOTAL AREA**

Summary for Subcatchment S1: Lawn

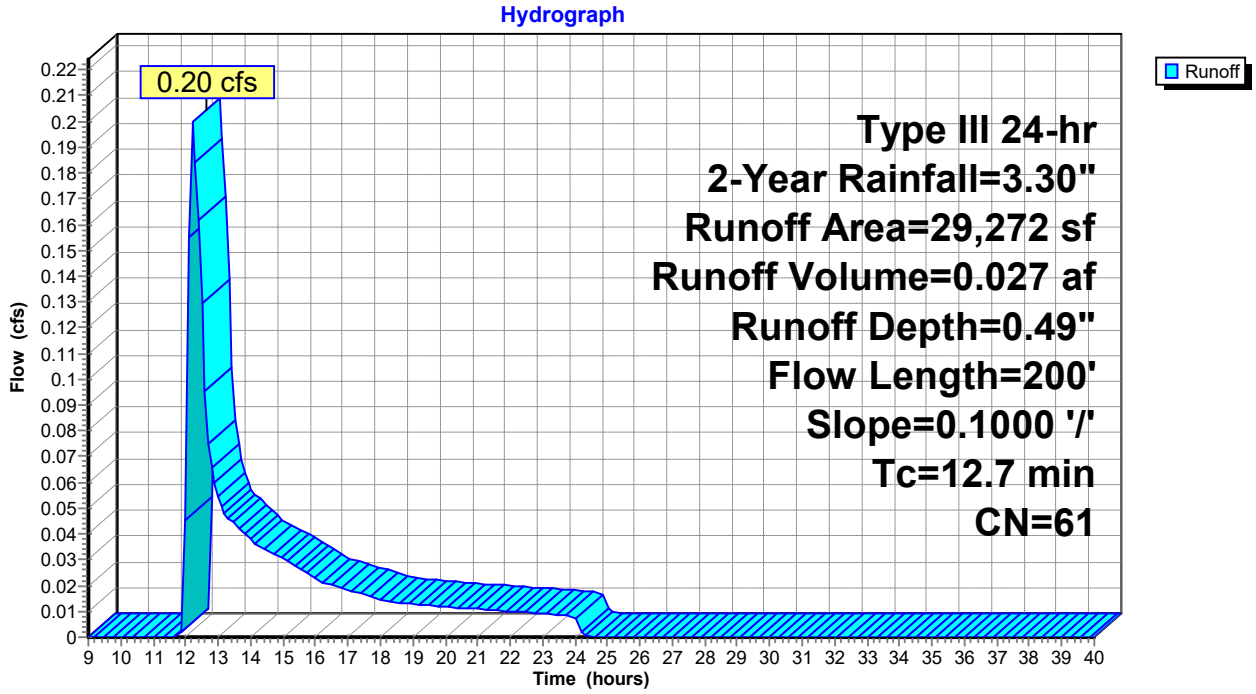
Runoff = 0.20 cfs @ 12.23 hrs, Volume= 0.027 af, Depth= 0.49"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 2-Year Rainfall=3.30"

Area (sf)	CN	Description	Land Use
29,272	61	>75% Grass cover, Good, HSG B	Open Space
29,272		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S1: Lawn



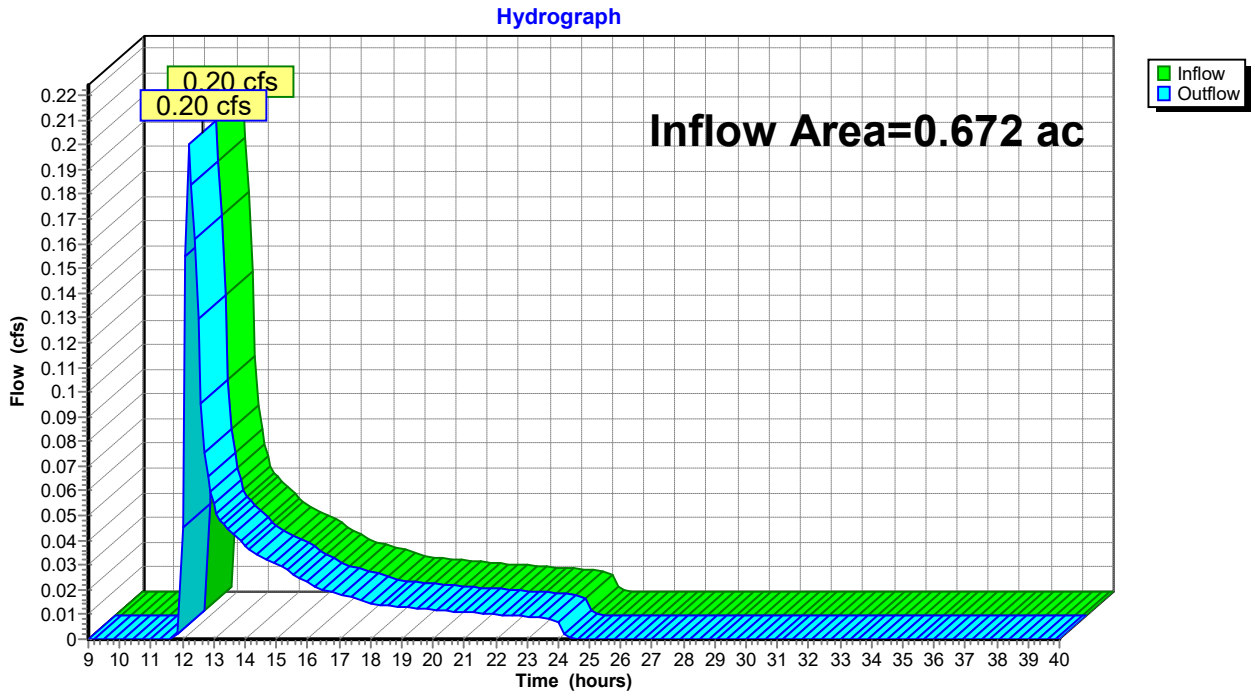
Summary for Reach R1: Reach

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.672 ac, 0.00% Impervious, Inflow Depth = 0.49" for 2-Year event
Inflow = 0.20 cfs @ 12.23 hrs, Volume= 0.027 af
Outflow = 0.20 cfs @ 12.23 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Subcatchment S1: Lawn

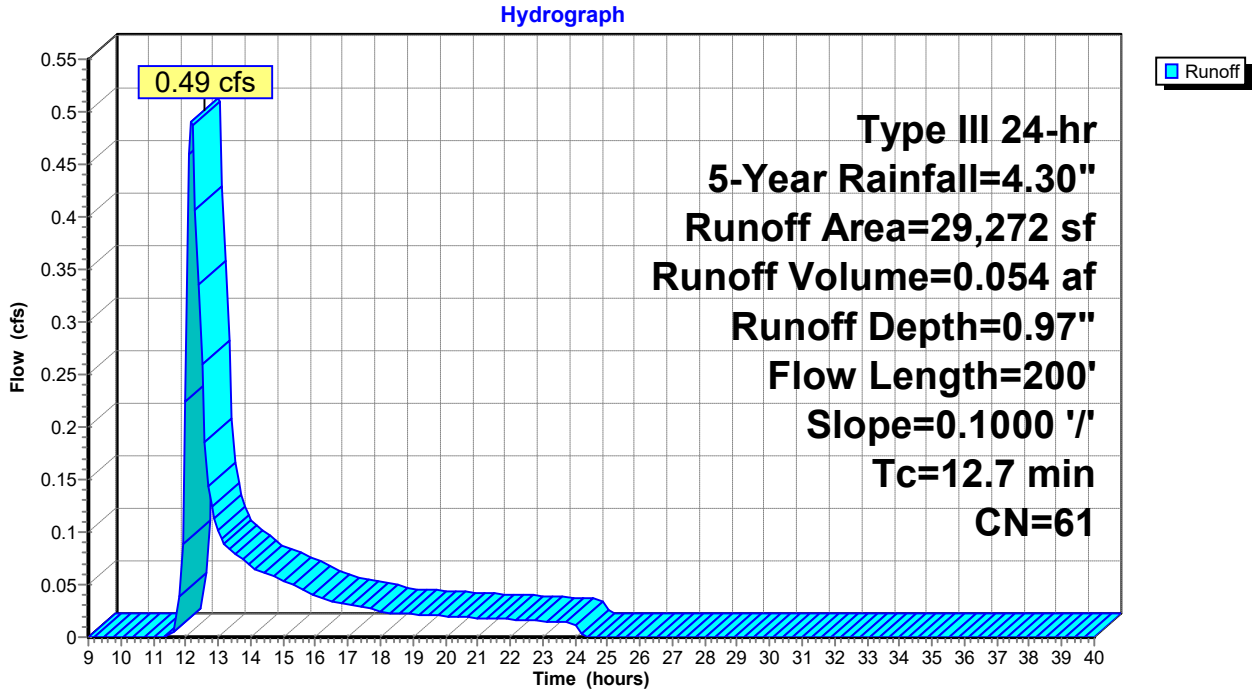
Runoff = 0.49 cfs @ 12.18 hrs, Volume= 0.054 af, Depth= 0.97"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 5-Year Rainfall=4.30"

Area (sf)	CN	Description	Land Use
29,272	61	>75% Grass cover, Good, HSG B	Open Space
29,272		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S1: Lawn



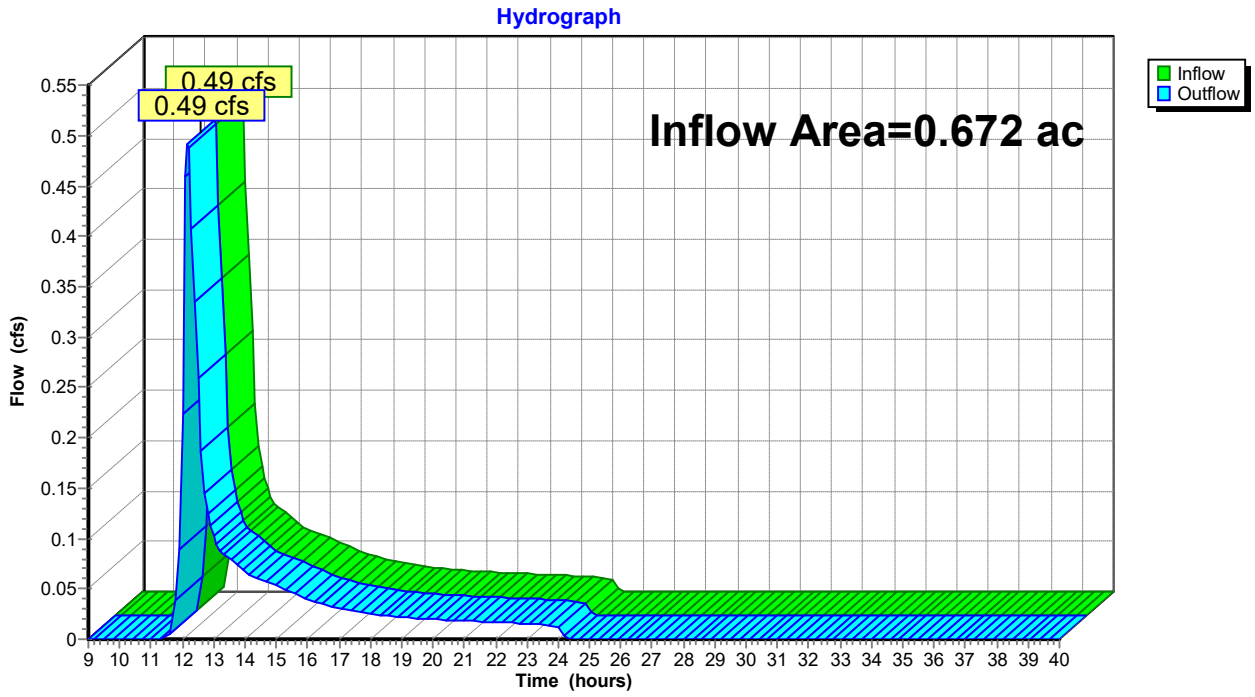
Summary for Reach R1: Reach

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.672 ac, 0.00% Impervious, Inflow Depth = 0.97" for 5-Year event
Inflow = 0.49 cfs @ 12.18 hrs, Volume= 0.054 af
Outflow = 0.49 cfs @ 12.18 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Subcatchment S1: Lawn

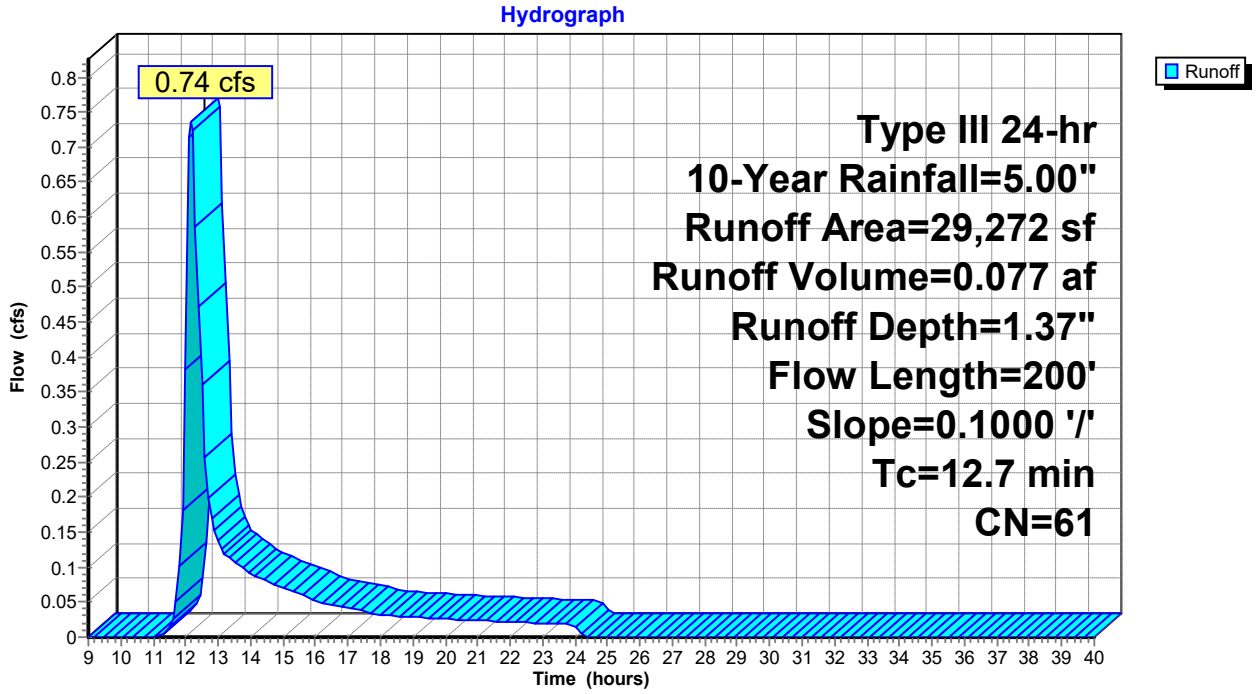
Runoff = 0.74 cfs @ 12.16 hrs, Volume= 0.077 af, Depth= 1.37"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-Year Rainfall=5.00"

Area (sf)	CN	Description	Land Use
29,272	61	>75% Grass cover, Good, HSG B	Open Space
29,272		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S1: Lawn



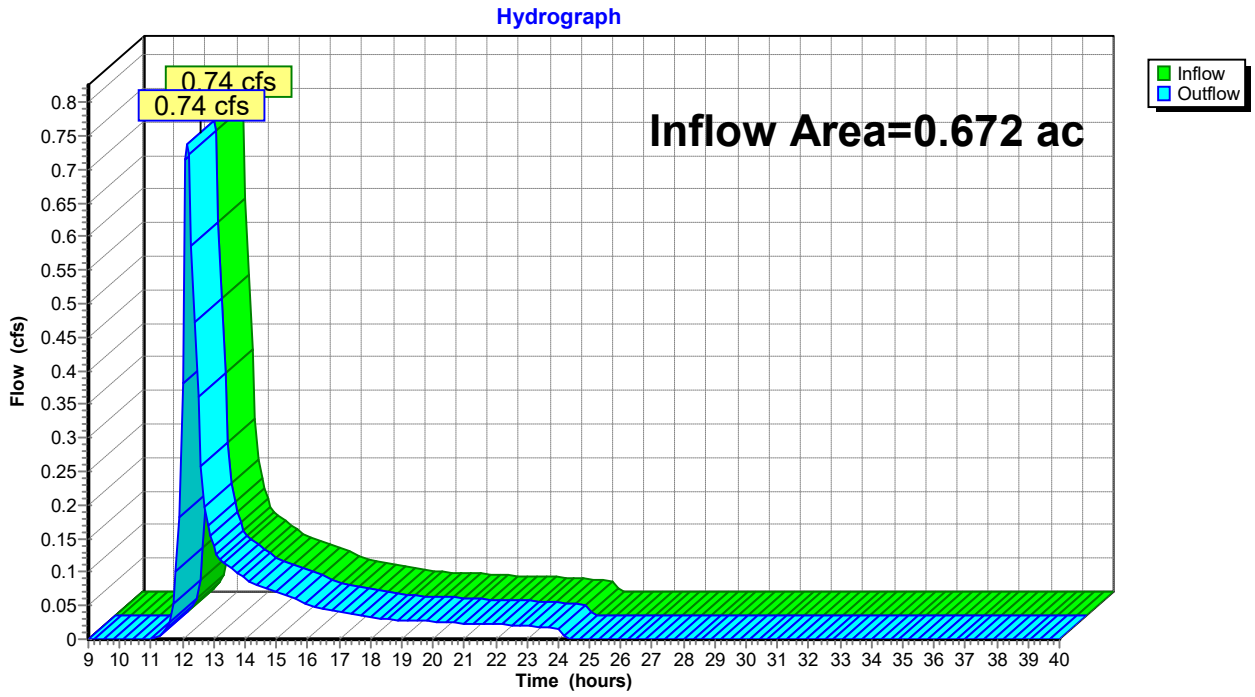
Summary for Reach R1: Reach

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.672 ac, 0.00% Impervious, Inflow Depth = 1.37" for 10-Year event
Inflow = 0.74 cfs @ 12.16 hrs, Volume= 0.077 af
Outflow = 0.74 cfs @ 12.16 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Subcatchment S1: Lawn

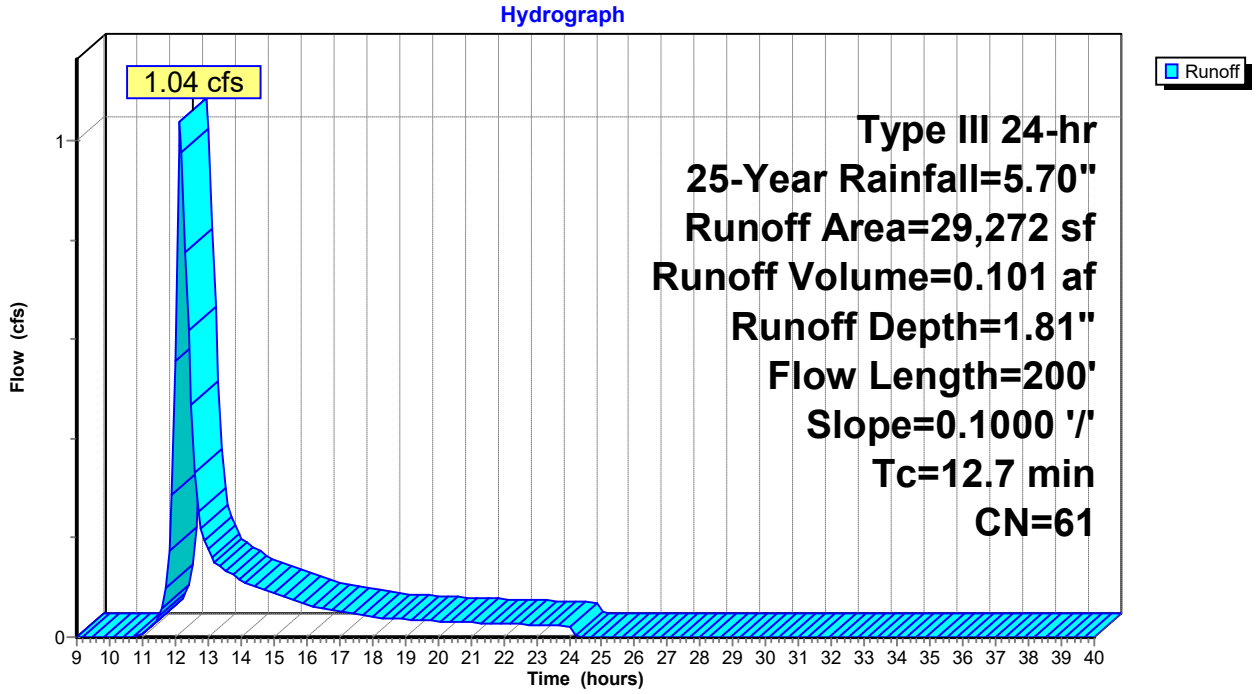
Runoff = 1.04 cfs @ 12.15 hrs, Volume= 0.101 af, Depth= 1.81"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description	Land Use
29,272	61	>75% Grass cover, Good, HSG B	Open Space
29,272		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S1: Lawn



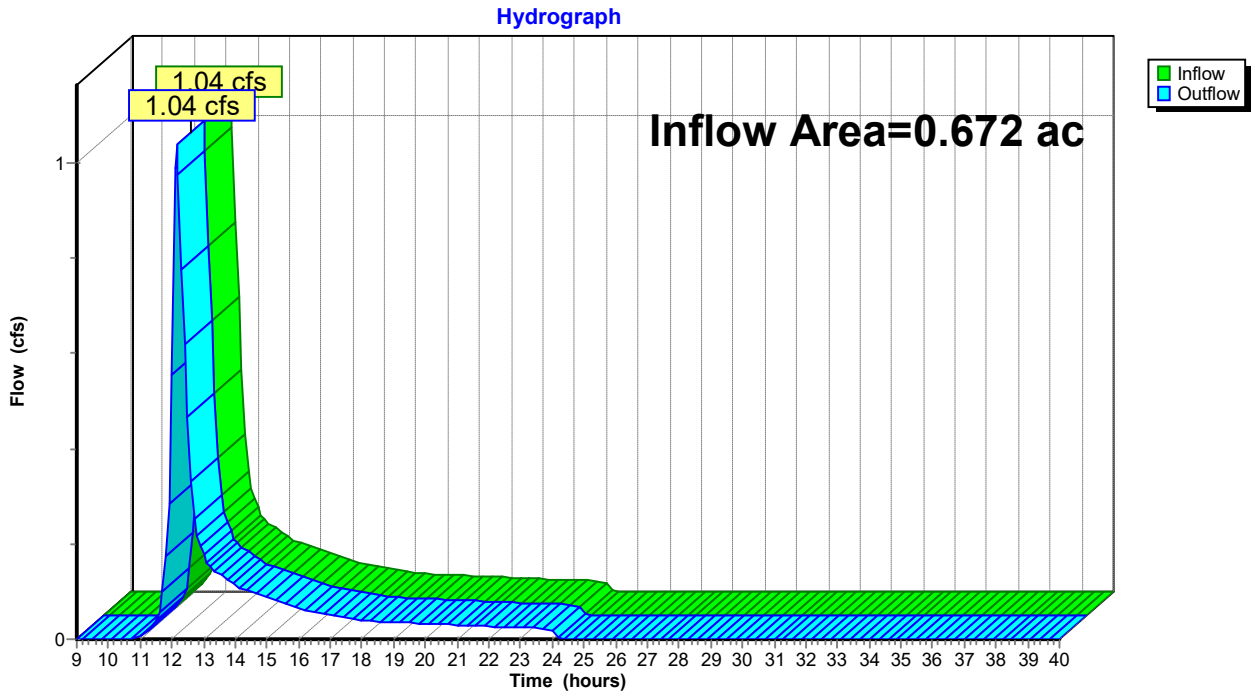
Summary for Reach R1: Reach

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.672 ac, 0.00% Impervious, Inflow Depth = 1.81" for 25-Year event
Inflow = 1.04 cfs @ 12.15 hrs, Volume= 0.101 af
Outflow = 1.04 cfs @ 12.15 hrs, Volume= 0.101 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

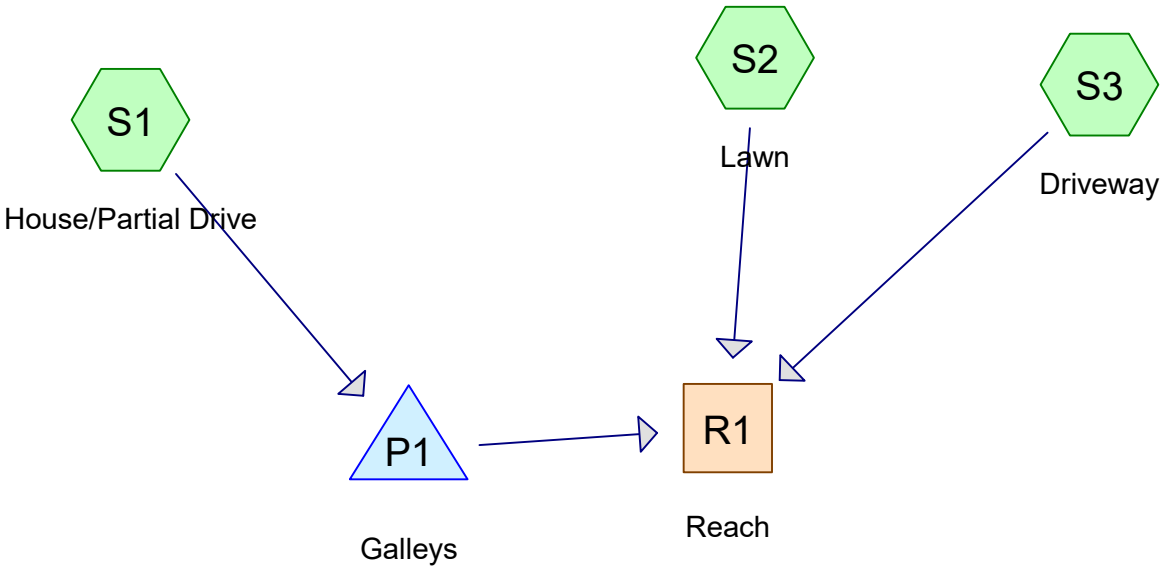
Reach R1: Reach



APPENDIX C
Hydrograph Data

CONTENTS

- Post Development Analysis



Subcat Reach Pond Link

Routing Diagram for 4787 Drainage - PRO new
Prepared by D'Amico Associates, Printed 5/26/2026
HydroCAD® 10.20-8a s/n 14237 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.30	2
2	5-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	10-Year	Type III 24-hr		Default	24.00	1	5.00	2
4	25-Year	Type III 24-hr		Default	24.00	1	5.70	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.584	61	>75% Grass cover, Good, HSG B (S2)
0.047	98	Driveway (S1, S3)
0.041	98	House (S1)
0.672	**66**	**TOTAL AREA**

Summary for Subcatchment S1: House/Partial Drive

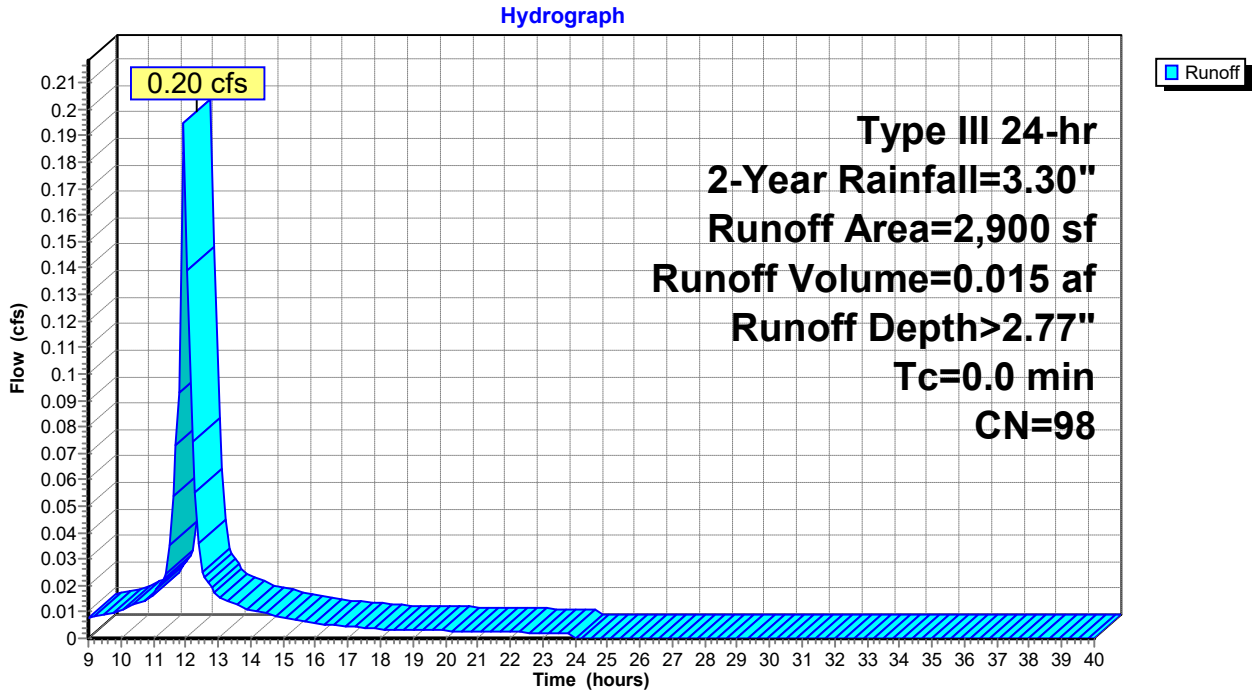
Runoff = 0.20 cfs @ 11.95 hrs, Volume= 0.015 af, Depth> 2.77"
Routed to Pond P1 : Galleys

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description	Land Use
*	1,800	98	House	
*	1,100	98	Driveway	
	2,900	98	Weighted Average	
	2,900		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry,**

Subcatchment S1: House/Partial Drive



Summary for Subcatchment S2: Lawn

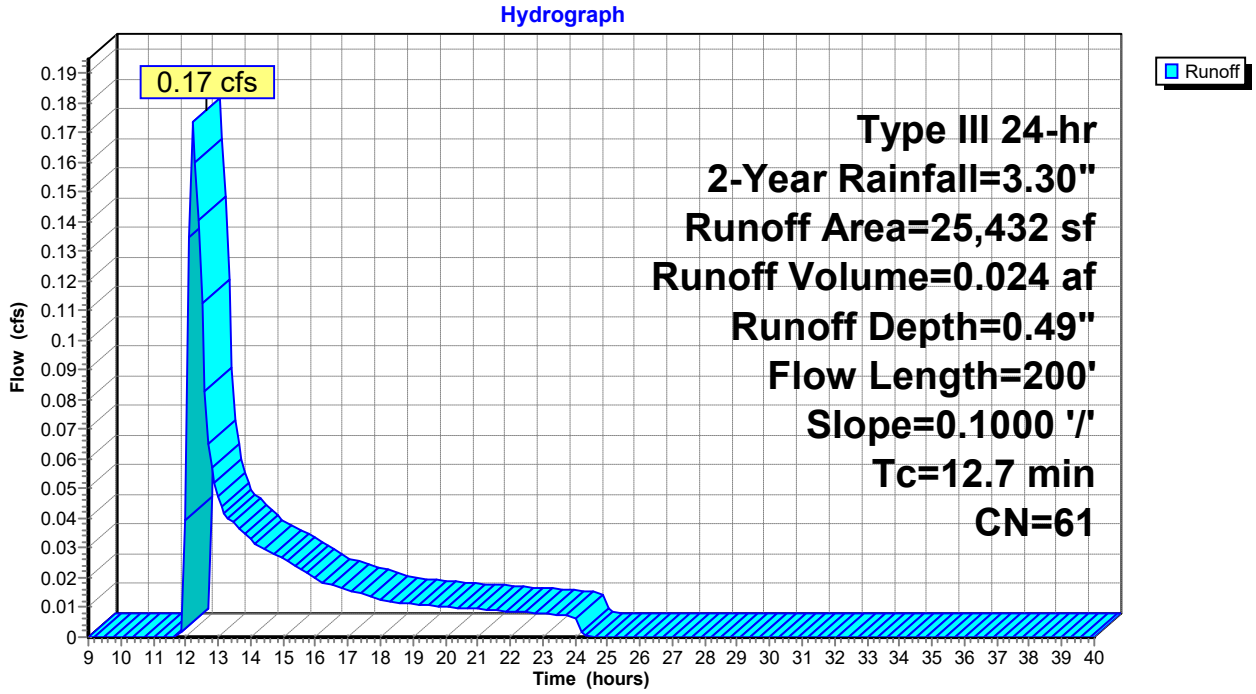
Runoff = 0.17 cfs @ 12.23 hrs, Volume= 0.024 af, Depth= 0.49"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 2-Year Rainfall=3.30"

Area (sf)	CN	Description	Land Use
25,432	61	>75% Grass cover, Good, HSG B	Open Space
25,432		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Lawn** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S2: Lawn



Summary for Subcatchment S3: Driveway

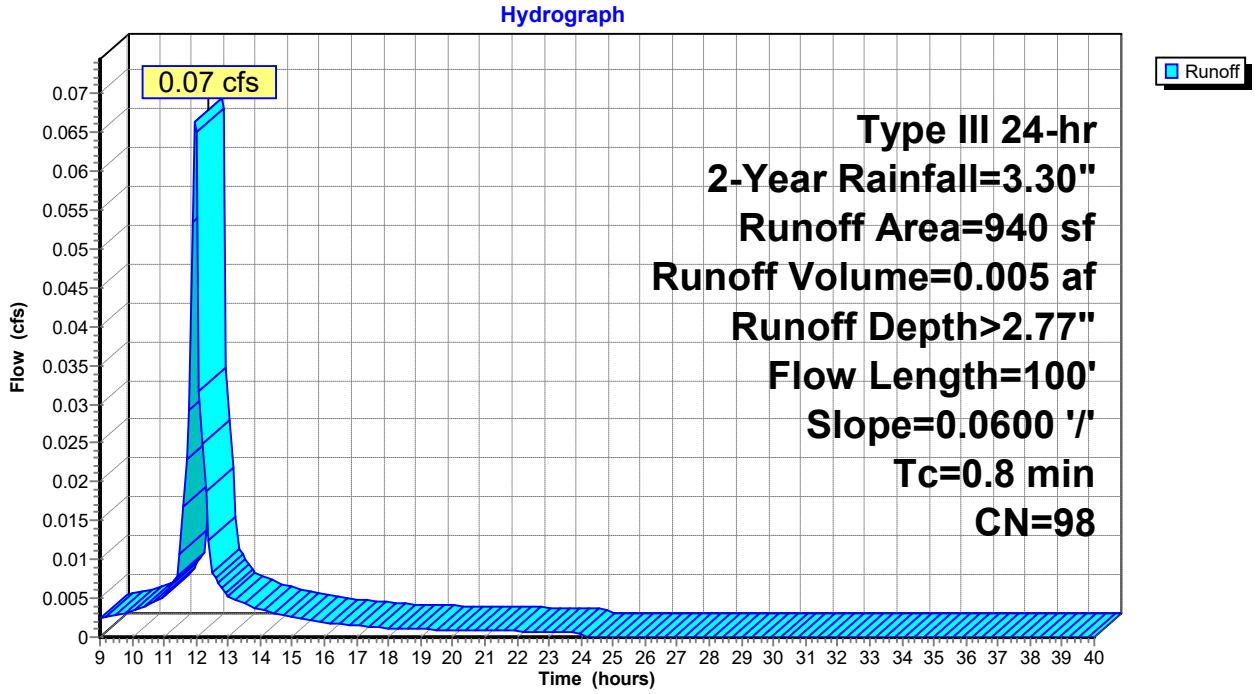
Runoff = 0.07 cfs @ 11.98 hrs, Volume= 0.005 af, Depth> 2.77"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 2-Year Rainfall=3.30"

	Area (sf)	CN	Description	Land Use
*	940	98	Driveway	
	940		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0600	2.20		**Sheet Flow, Driveway** Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment S3: Driveway

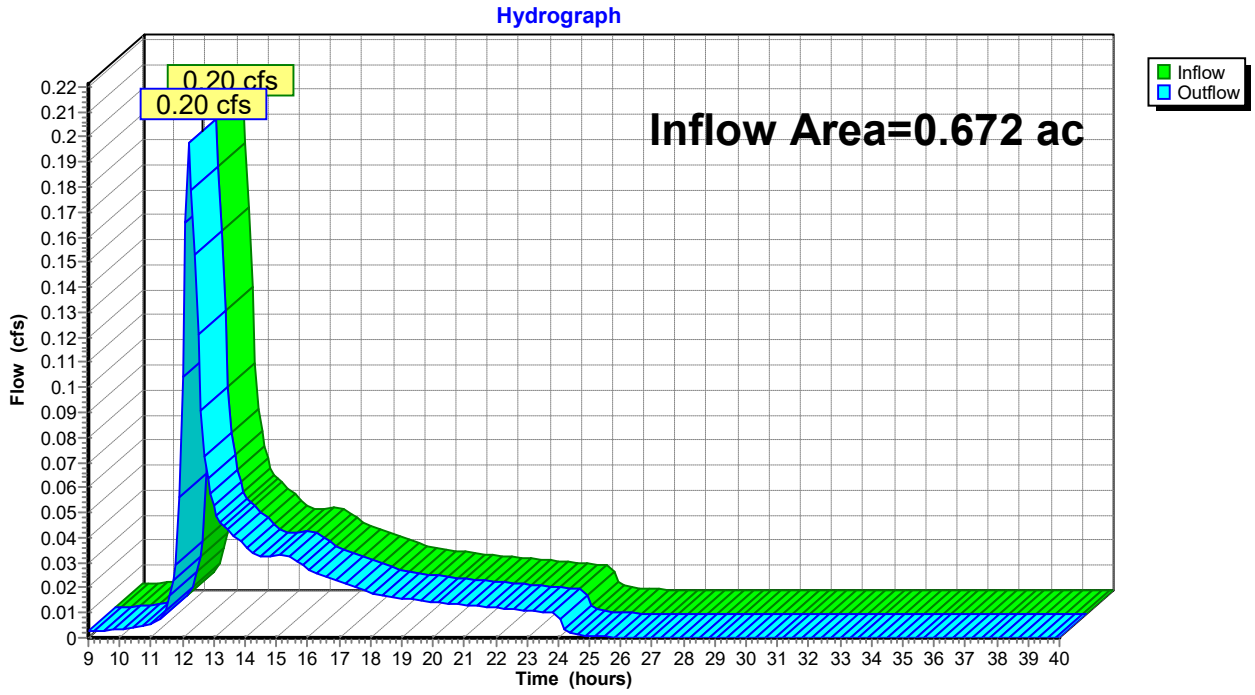


Summary for Reach R1: Reach

Inflow Area = 0.672 ac, 13.12% Impervious, Inflow Depth > 0.56" for 2-Year event
Inflow = 0.20 cfs @ 12.21 hrs, Volume= 0.032 af
Outflow = 0.20 cfs @ 12.21 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Pond P1: Galleys

Inflow Area = 0.067 ac,100.00% Impervious, Inflow Depth > 2.77" for 2-Year event
Inflow = 0.20 cfs @ 11.95 hrs, Volume= 0.015 af
Outflow = 0.01 cfs @ 15.70 hrs, Volume= 0.003 af, Atten= 97%, Lag= 224.9 min
Primary = 0.01 cfs @ 15.70 hrs, Volume= 0.003 af
Routed to Reach R1 : Reach

Routing by Stor-Ind method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Peak Elev= -2.53' @ 15.70 hrs Surf.Area= 432 sf Storage= 556 cf

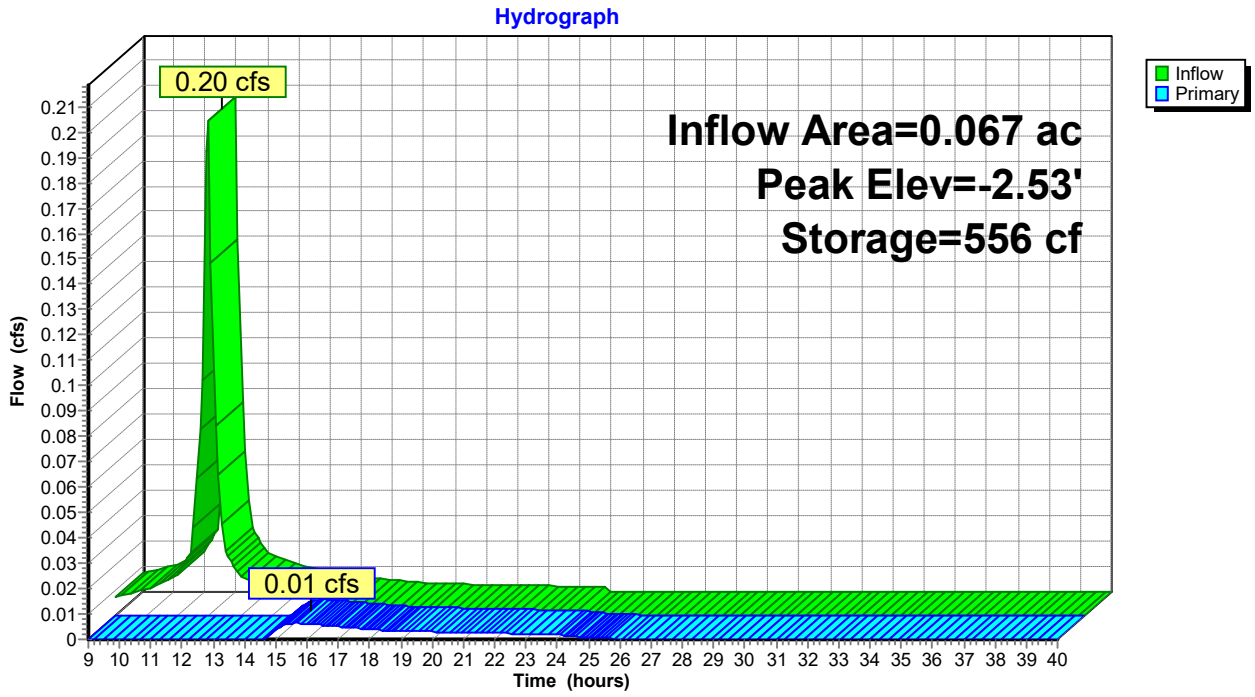
Plug-Flow detention time= 507.5 min calculated for 0.003 af (19% of inflow)
Center-of-Mass det. time= 355.3 min (1,140.5 - 785.3)

Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	158 cf	**5.00'W x 7.20'L x 2.50'H Prismatoid** x 12 1,080 cf Overall - 684 cf Embedded = 396 cf x 40.0% Voids
#2	-4.00'	489 cf	**Concrete Galley 4x8x2 @ 7.20' L** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 6.75'L = 40.8 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 7.20'L = 57.0 cf 12 Chambers in 2 Rows
		648 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	-2.58'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.01 cfs @ 15.70 hrs HW=-2.53' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.76 fps)

Pond P1: Galleys



Summary for Subcatchment S1: House/Partial Drive

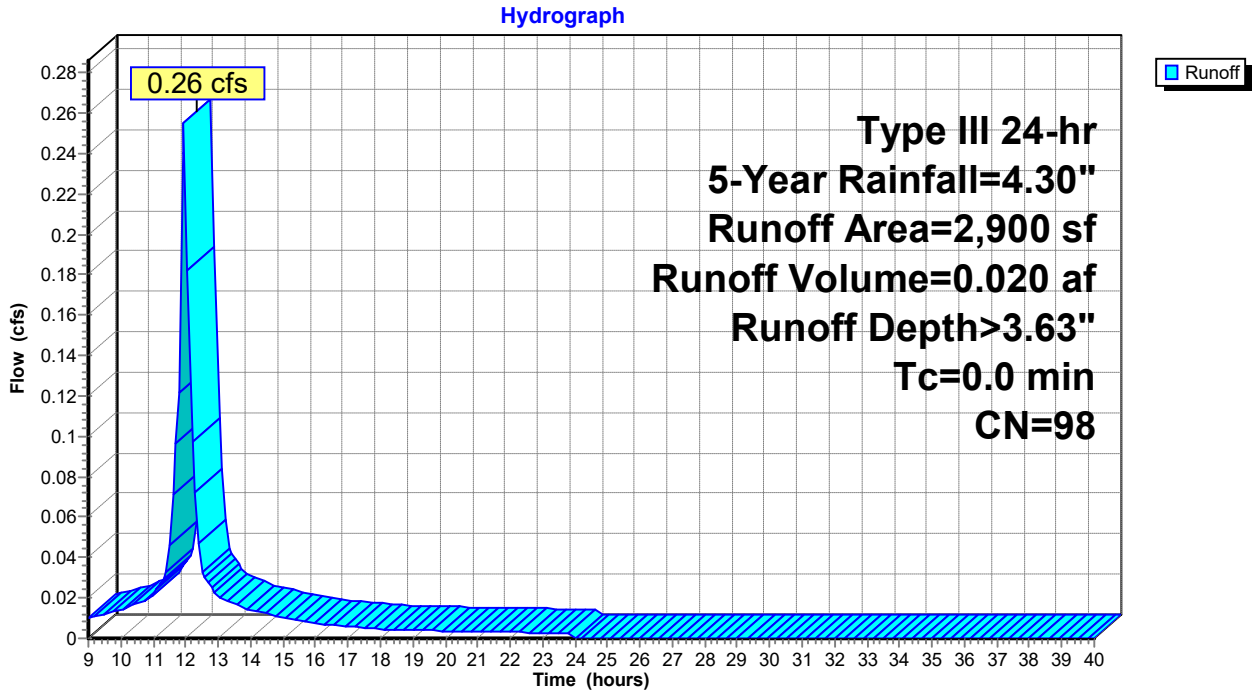
Runoff = 0.26 cfs @ 11.95 hrs, Volume= 0.020 af, Depth> 3.63"
Routed to Pond P1 : Galleys

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 5-Year Rainfall=4.30"

	Area (sf)	CN	Description	Land Use
*	1,800	98	House	
*	1,100	98	Driveway	
	2,900	98	Weighted Average	
	2,900		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry,**

Subcatchment S1: House/Partial Drive



Summary for Subcatchment S2: Lawn

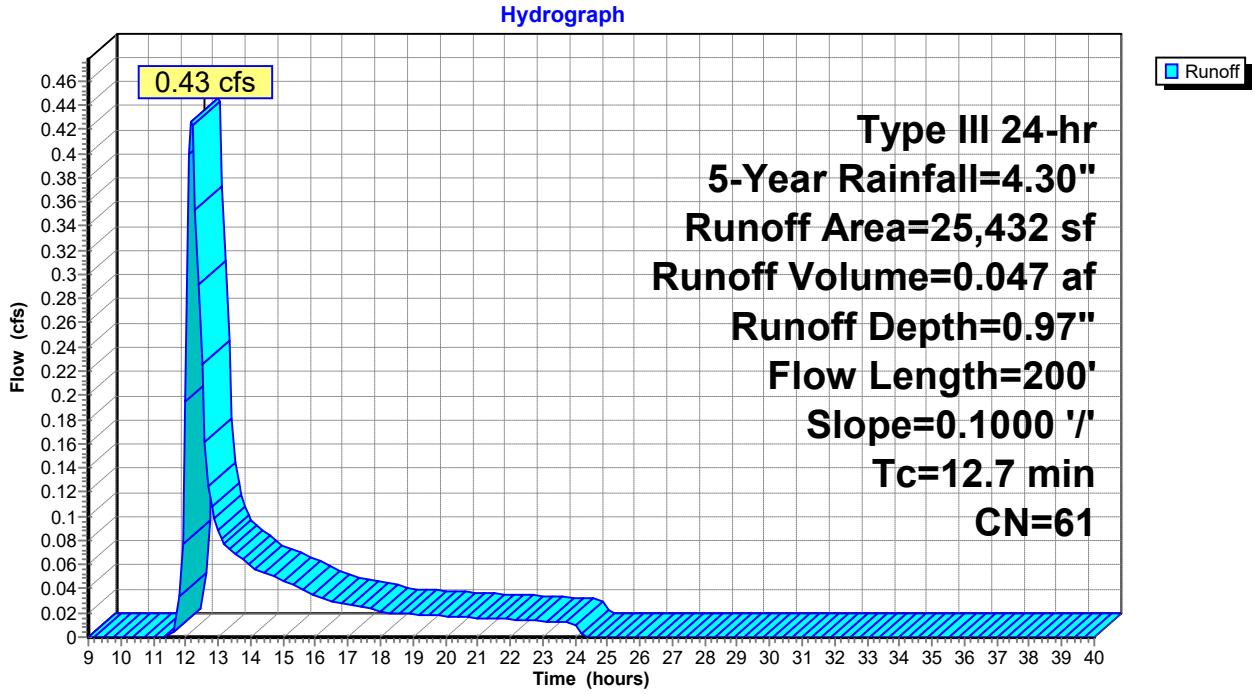
Runoff = 0.43 cfs @ 12.18 hrs, Volume= 0.047 af, Depth= 0.97"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 5-Year Rainfall=4.30"

Area (sf)	CN	Description	Land Use
25,432	61	>75% Grass cover, Good, HSG B	Open Space
25,432		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Lawn** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S2: Lawn



Summary for Subcatchment S3: Driveway

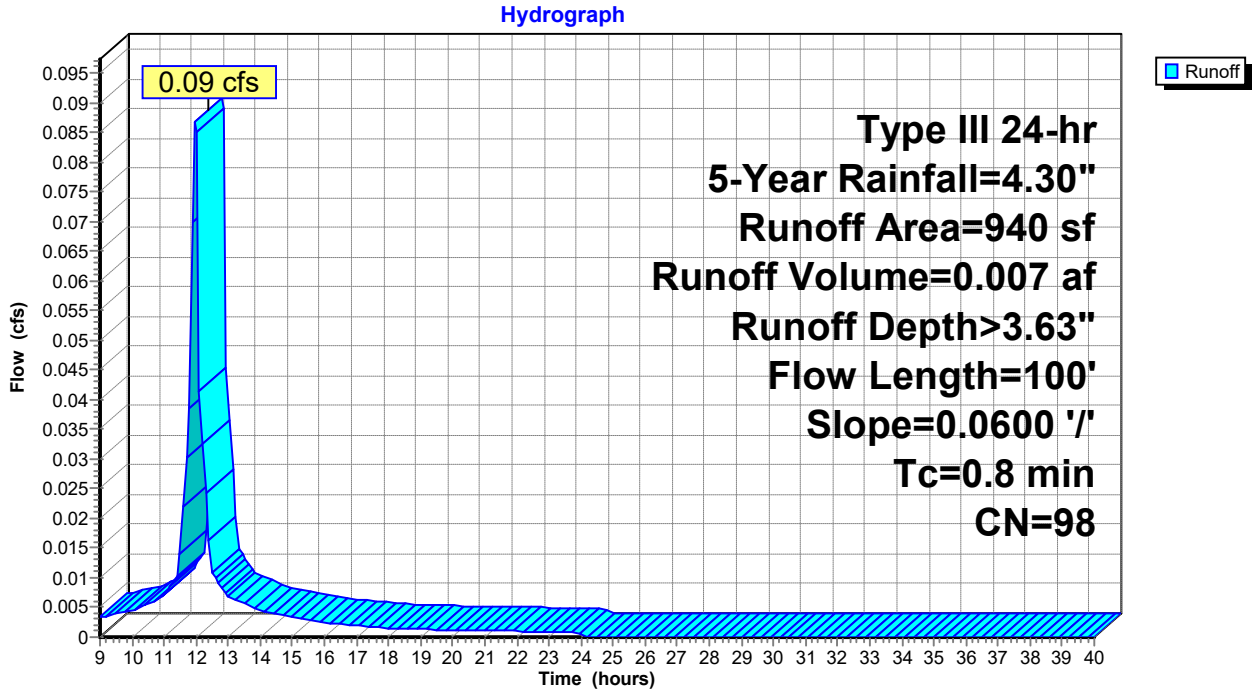
Runoff = 0.09 cfs @ 11.98 hrs, Volume= 0.007 af, Depth> 3.63"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 5-Year Rainfall=4.30"

	Area (sf)	CN	Description	Land Use
*	940	98	Driveway	
	940		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0600	2.20		**Sheet Flow, Driveway** Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment S3: Driveway

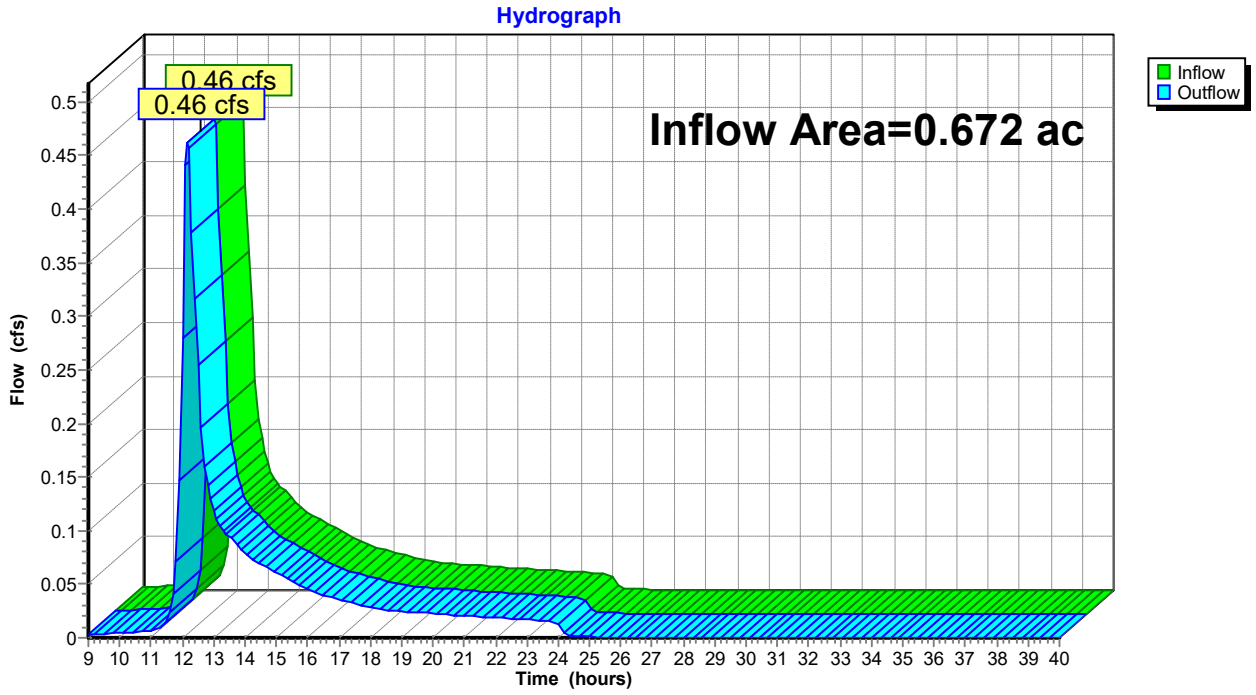


Summary for Reach R1: Reach

Inflow Area = 0.672 ac, 13.12% Impervious, Inflow Depth > 1.10" for 5-Year event
Inflow = 0.46 cfs @ 12.17 hrs, Volume= 0.061 af
Outflow = 0.46 cfs @ 12.17 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Pond P1: Galleys

Inflow Area = 0.067 ac,100.00% Impervious, Inflow Depth > 3.63" for 5-Year event
Inflow = 0.26 cfs @ 11.95 hrs, Volume= 0.020 af
Outflow = 0.03 cfs @ 12.77 hrs, Volume= 0.008 af, Atten= 90%, Lag= 49.3 min
Primary = 0.03 cfs @ 12.77 hrs, Volume= 0.008 af
Routed to Reach R1 : Reach

Routing by Stor-Ind method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Peak Elev= -2.48' @ 12.77 hrs Surf.Area= 432 sf Storage= 574 cf

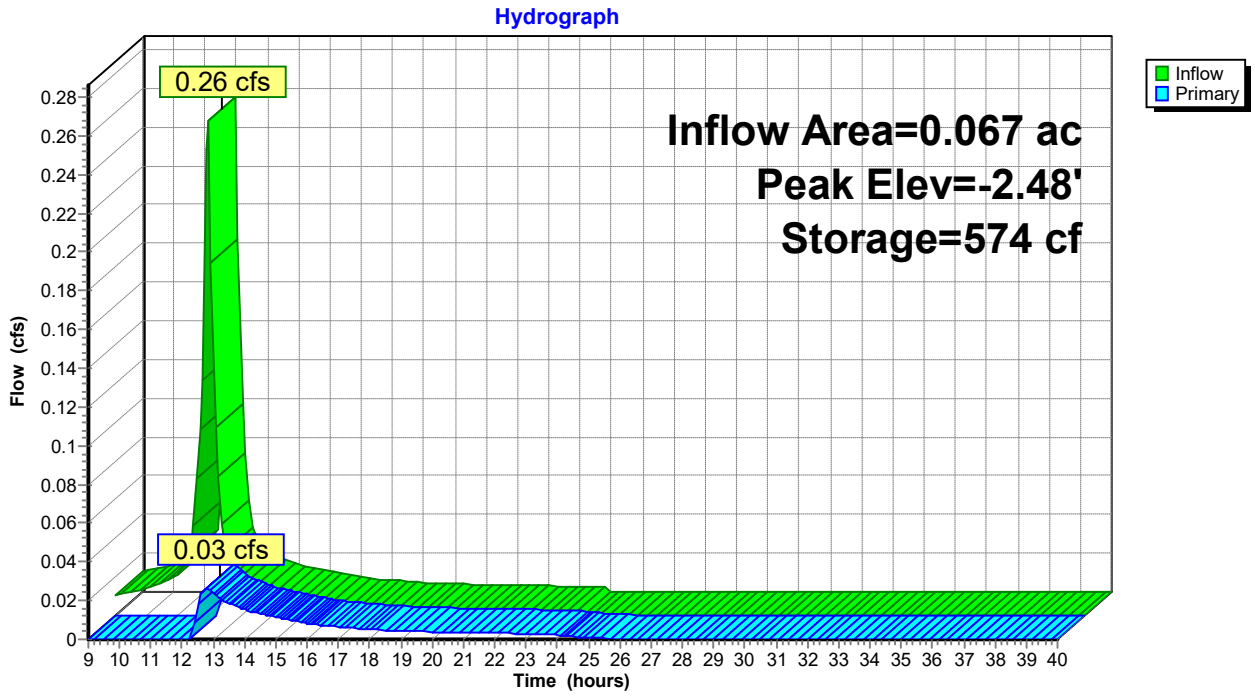
Plug-Flow detention time= 305.3 min calculated for 0.008 af (38% of inflow)
Center-of-Mass det. time= 188.4 min (972.9 - 784.5)

Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	158 cf	**5.00'W x 7.20'L x 2.50'H Prismatoid** x 12 1,080 cf Overall - 684 cf Embedded = 396 cf x 40.0% Voids
#2	-4.00'	489 cf	**Concrete Galley 4x8x2 @ 7.20' L** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 6.75'L = 40.8 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 7.20'L = 57.0 cf 12 Chambers in 2 Rows
		648 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	-2.58'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.03 cfs @ 12.77 hrs HW=-2.48' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.03 cfs @ 1.10 fps)

Pond P1: Galleys



Summary for Subcatchment S1: House/Partial Drive

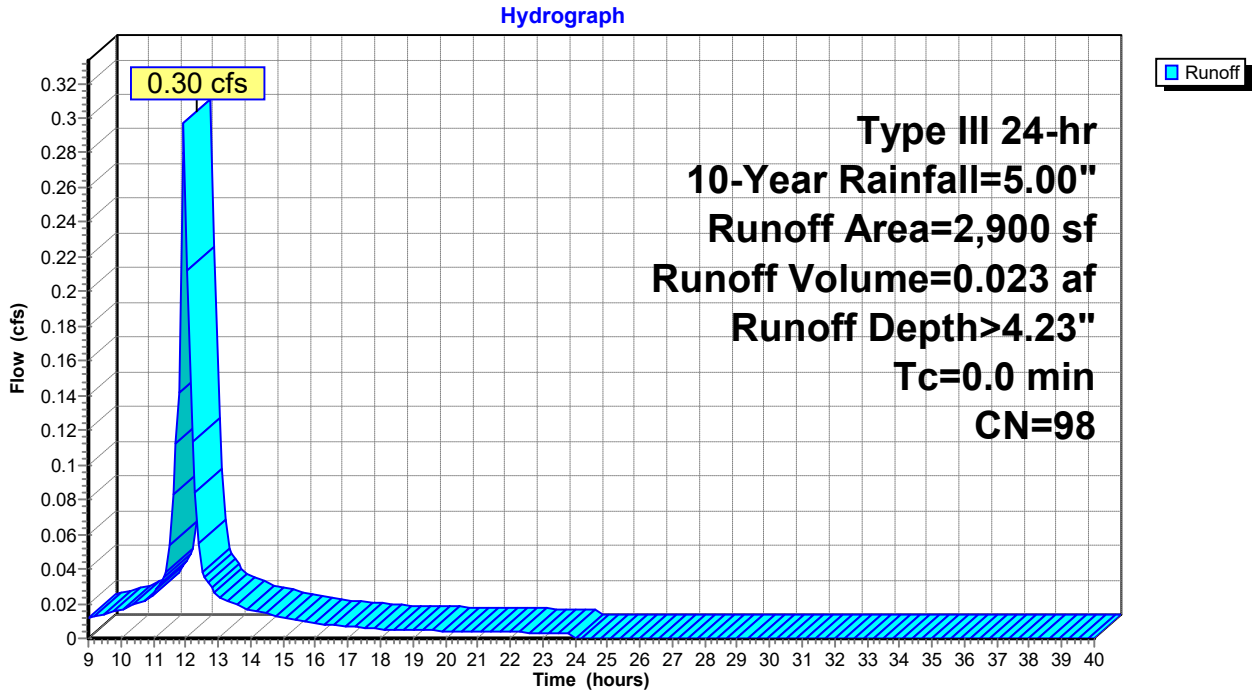
Runoff = 0.30 cfs @ 11.95 hrs, Volume= 0.023 af, Depth> 4.23"
Routed to Pond P1 : Galleys

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-Year Rainfall=5.00"

	Area (sf)	CN	Description	Land Use
*	1,800	98	House	
*	1,100	98	Driveway	
	2,900	98	Weighted Average	
	2,900		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry,**

Subcatchment S1: House/Partial Drive



Summary for Subcatchment S2: Lawn

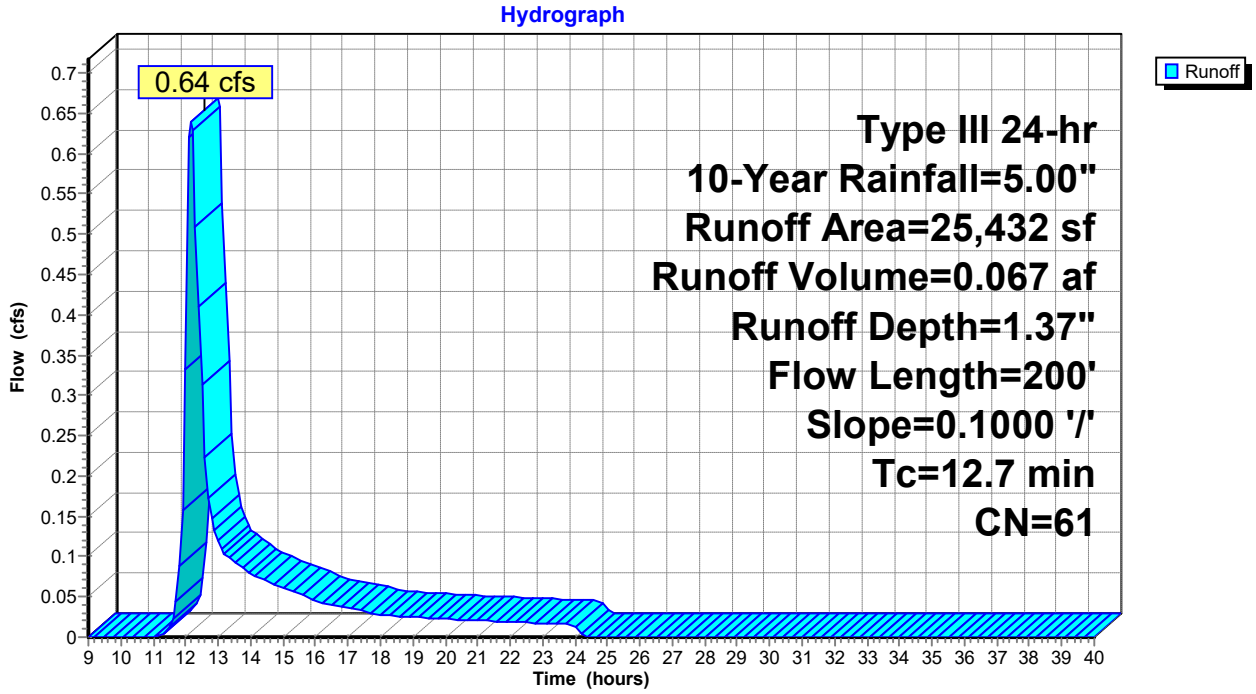
Runoff = 0.64 cfs @ 12.16 hrs, Volume= 0.067 af, Depth= 1.37"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-Year Rainfall=5.00"

Area (sf)	CN	Description	Land Use
25,432	61	>75% Grass cover, Good, HSG B	Open Space
25,432		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Lawn** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S2: Lawn



Summary for Subcatchment S3: Driveway

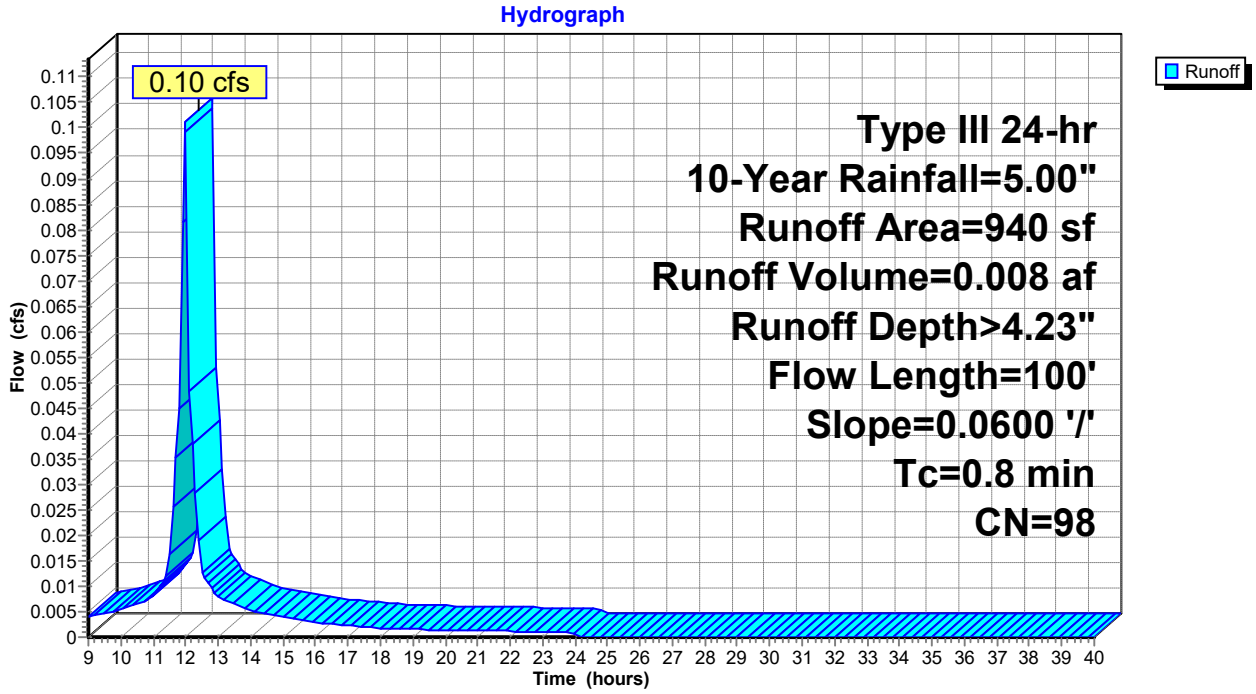
Runoff = 0.10 cfs @ 11.98 hrs, Volume= 0.008 af, Depth> 4.23"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 10-Year Rainfall=5.00"

	Area (sf)	CN	Description	Land Use
*	940	98	Driveway	
	940		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0600	2.20		**Sheet Flow, Driveway** Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment S3: Driveway

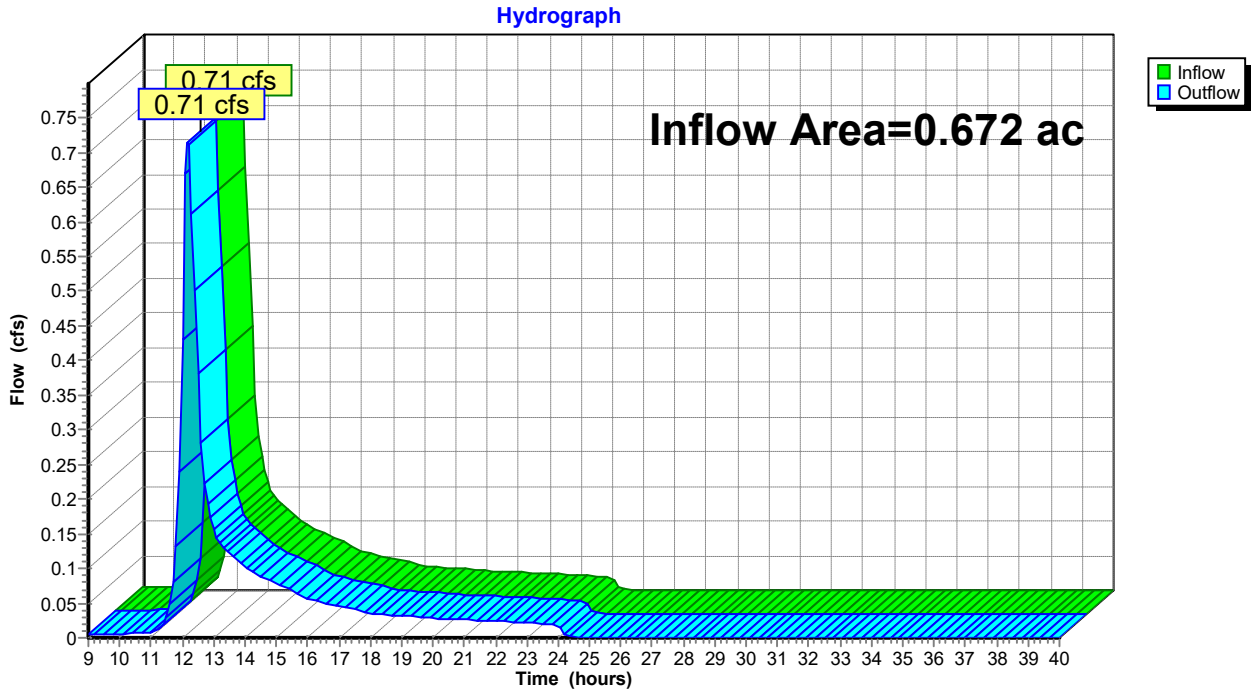


Summary for Reach R1: Reach

Inflow Area = 0.672 ac, 13.12% Impervious, Inflow Depth > 1.52" for 10-Year event
Inflow = 0.71 cfs @ 12.18 hrs, Volume= 0.085 af
Outflow = 0.71 cfs @ 12.18 hrs, Volume= 0.085 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Pond P1: Galleys

Inflow Area = 0.067 ac,100.00% Impervious, Inflow Depth > 4.23" for 10-Year event
Inflow = 0.30 cfs @ 11.95 hrs, Volume= 0.023 af
Outflow = 0.08 cfs @ 12.34 hrs, Volume= 0.011 af, Atten= 74%, Lag= 23.4 min
Primary = 0.08 cfs @ 12.34 hrs, Volume= 0.011 af
Routed to Reach R1 : Reach

Routing by Stor-Ind method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Peak Elev= -2.39' @ 12.34 hrs Surf.Area= 432 sf Storage= 600 cf

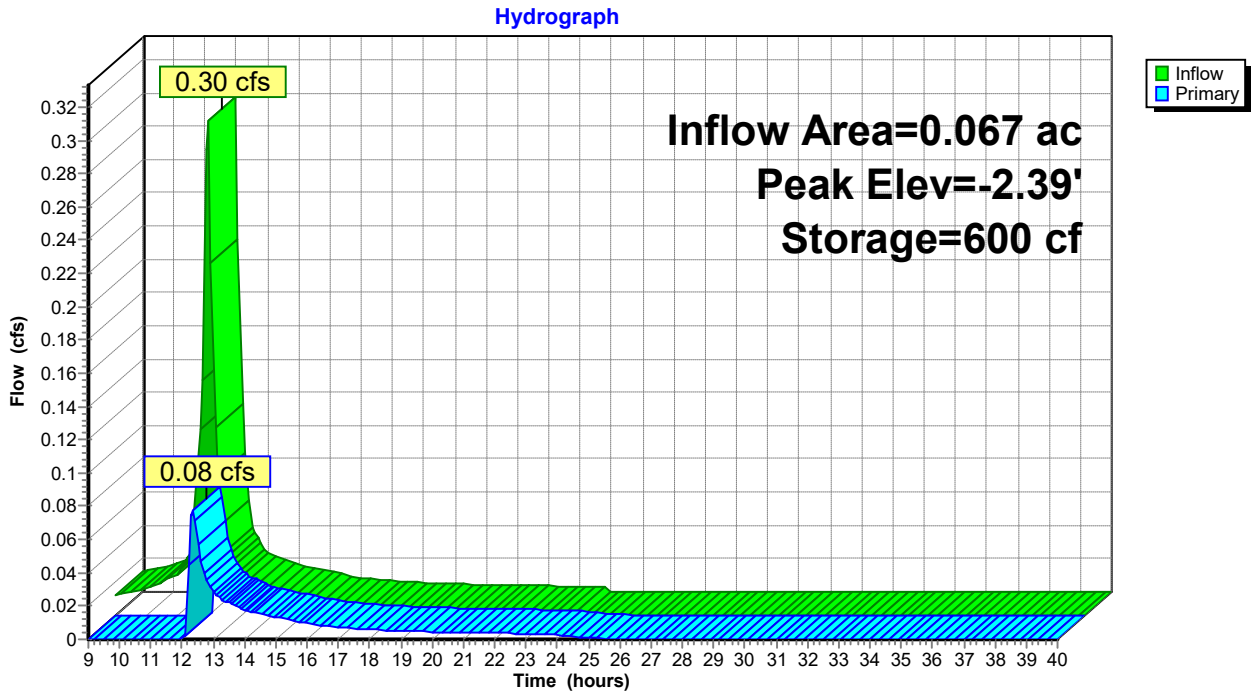
Plug-Flow detention time= 251.0 min calculated for 0.011 af (47% of inflow)
Center-of-Mass det. time= 143.5 min (927.7 - 784.2)

Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	158 cf	**5.00'W x 7.20'L x 2.50'H Prismatoid** x 12 1,080 cf Overall - 684 cf Embedded = 396 cf x 40.0% Voids
#2	-4.00'	489 cf	**Concrete Galley 4x8x2 @ 7.20' L** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 6.75'L = 40.8 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 7.20'L = 57.0 cf 12 Chambers in 2 Rows
		648 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	-2.58'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.07 cfs @ 12.34 hrs HW=-2.39' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.07 cfs @ 1.47 fps)

Pond P1: Galleys



Summary for Subcatchment S1: House/Partial Drive

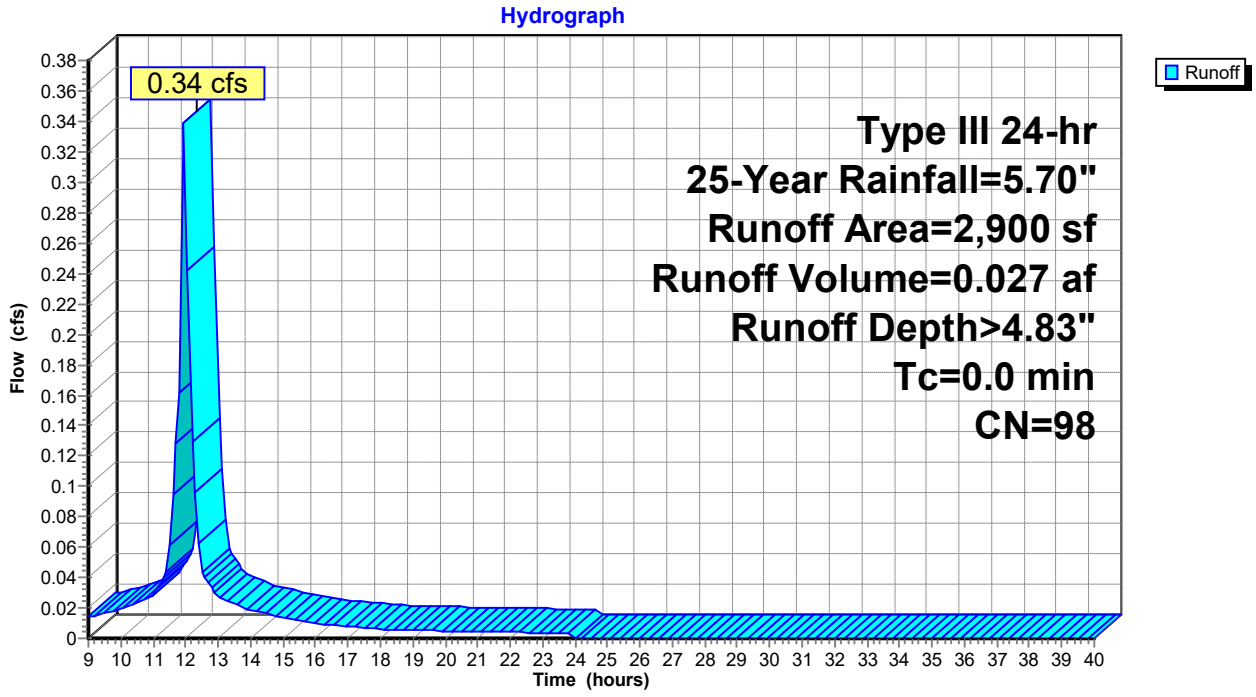
Runoff = 0.34 cfs @ 11.95 hrs, Volume= 0.027 af, Depth> 4.83"
Routed to Pond P1 : Galleys

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.70"

	Area (sf)	CN	Description	Land Use
*	1,800	98	House	
*	1,100	98	Driveway	
	2,900	98	Weighted Average	
	2,900		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry,**

Subcatchment S1: House/Partial Drive



Summary for Subcatchment S2: Lawn

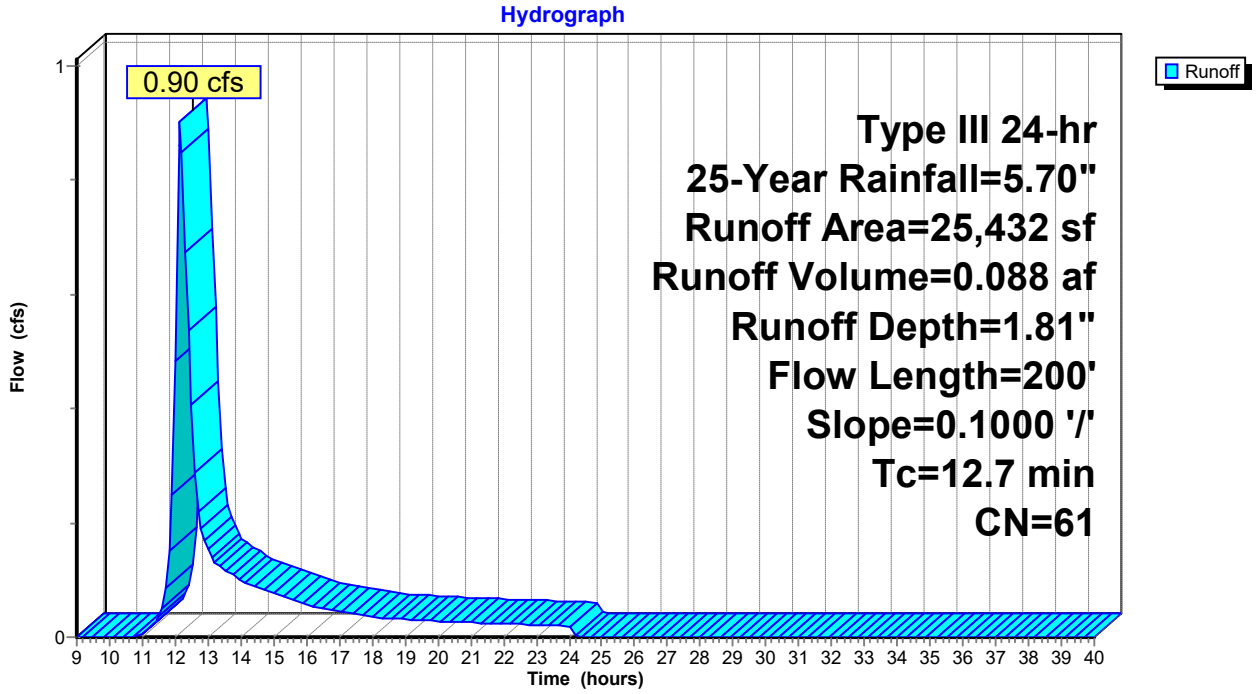
Runoff = 0.90 cfs @ 12.15 hrs, Volume= 0.088 af, Depth= 1.81"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description	Land Use
25,432	61	>75% Grass cover, Good, HSG B	Open Space
25,432		100.00% Pervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.7	200	0.1000	0.26		**Sheet Flow, Lawn** Grass: Dense n= 0.240 P2= 3.40"

Subcatchment S2: Lawn



Summary for Subcatchment S3: Driveway

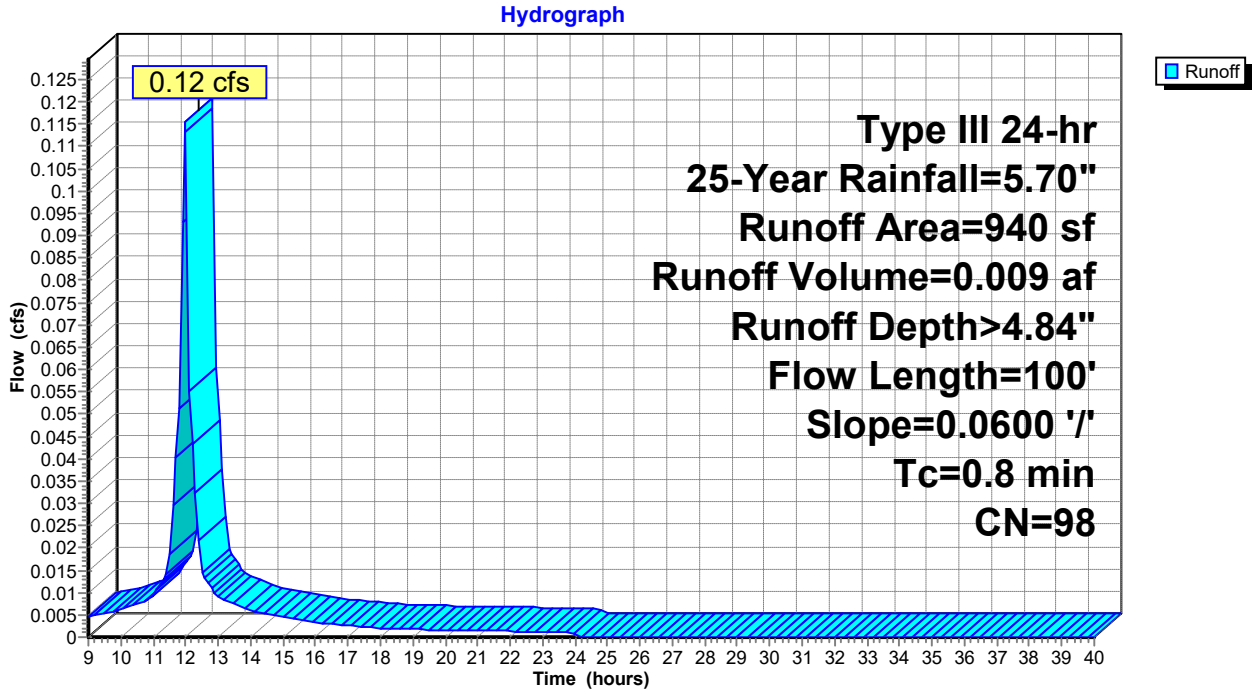
Runoff = 0.12 cfs @ 11.98 hrs, Volume= 0.009 af, Depth> 4.84"
Routed to Reach R1 : Reach

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Type III 24-hr 25-Year Rainfall=5.70"

	Area (sf)	CN	Description	Land Use
*	940	98	Driveway	
	940		100.00% Impervious Area	

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	100	0.0600	2.20		**Sheet Flow, Driveway** Smooth surfaces n= 0.011 P2= 3.40"

Subcatchment S3: Driveway

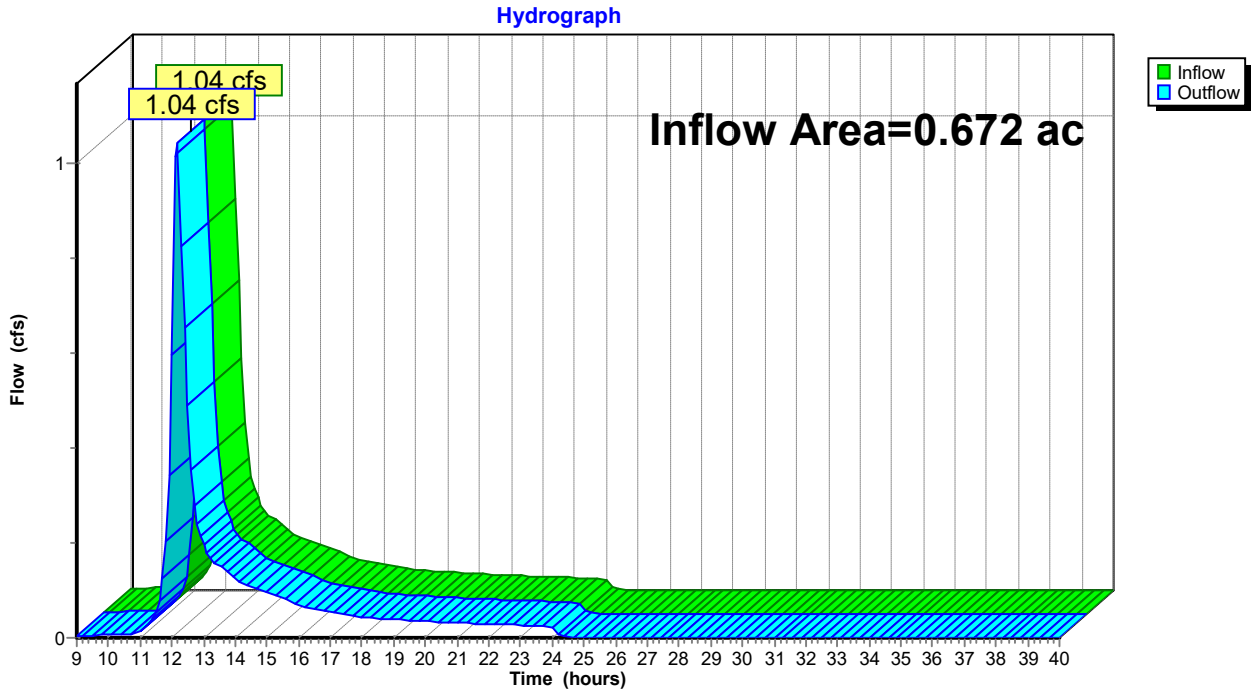


Summary for Reach R1: Reach

Inflow Area = 0.672 ac, 13.12% Impervious, Inflow Depth > 1.98" for 25-Year event
Inflow = 1.04 cfs @ 12.15 hrs, Volume= 0.111 af
Outflow = 1.04 cfs @ 12.15 hrs, Volume= 0.111 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs

Reach R1: Reach



Summary for Pond P1: Galleys

Inflow Area = 0.067 ac,100.00% Impervious, Inflow Depth > 4.83" for 25-Year event
Inflow = 0.34 cfs @ 11.95 hrs, Volume= 0.027 af
Outflow = 0.13 cfs @ 12.23 hrs, Volume= 0.014 af, Atten= 62%, Lag= 16.5 min
Primary = 0.13 cfs @ 12.23 hrs, Volume= 0.014 af
Routed to Reach R1 : Reach

Routing by Stor-Ind method, Time Span= 9.00-40.00 hrs, dt= 0.10 hrs
Peak Elev= -2.32' @ 12.22 hrs Surf.Area= 432 sf Storage= 621 cf

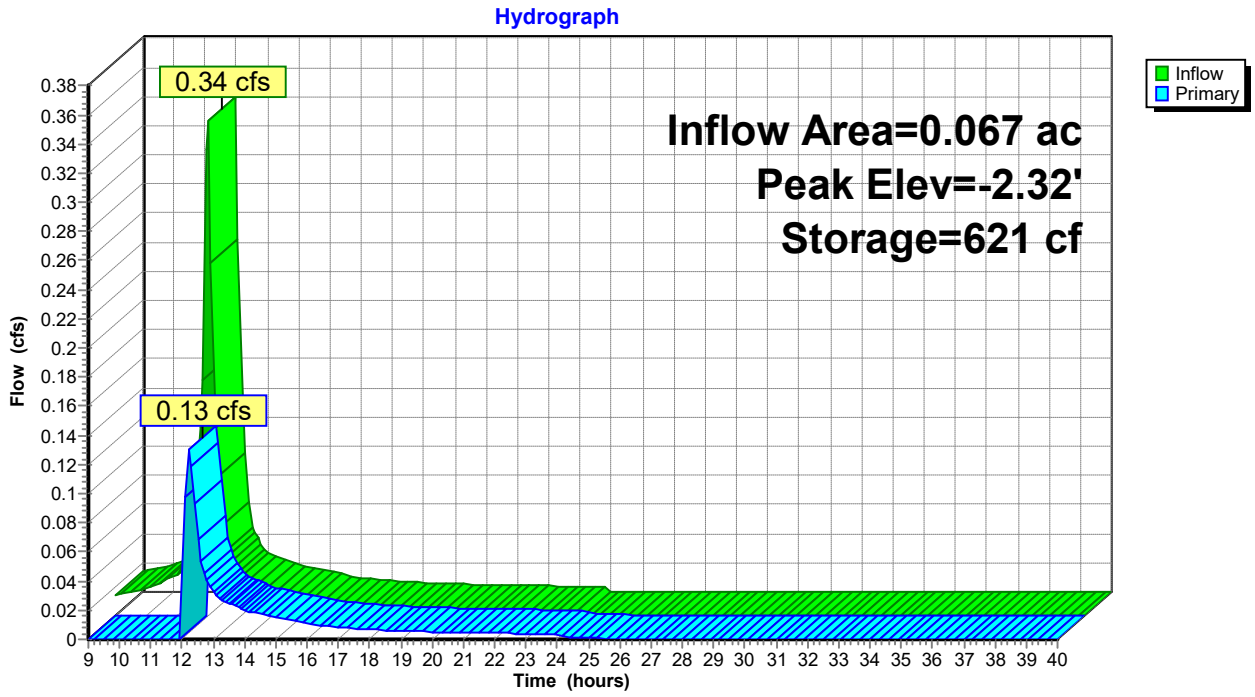
Plug-Flow detention time= 219.6 min calculated for 0.014 af (54% of inflow)
Center-of-Mass det. time= 117.8 min (901.8 - 784.0)

Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	158 cf	**5.00'W x 7.20'L x 2.50'H Prismatoid** x 12 1,080 cf Overall - 684 cf Embedded = 396 cf x 40.0% Voids
#2	-4.00'	489 cf	**Concrete Galley 4x8x2 @ 7.20' L** x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 6.75'L = 40.8 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 7.20'L = 57.0 cf 12 Chambers in 2 Rows
		648 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	-2.58'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.13 cfs @ 12.23 hrs HW=-2.32' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.13 cfs @ 1.73 fps)

Pond P1: Galleys



APPENDIX D
Detention System Water Quality Calculations

CONTENTS

- Water Quality Volume Calculations

UNDERGROUND DETENTION WATER QUALITY CALCULATIONS

As defined by “2004 Connecticut Stormwater Quality Manual”

Determine Water Quality Volume (WQV)

R = Volumetric Runoff Coefficient = 0.05 + 0.009(I)
R = 0.05 + 0.009 (13.1)
I = Percent Impervious Cover = 13.1%
A = 0.672 Acres

$$WQV = \frac{1.3” (R) (A)}{12}$$

$$WQV = \frac{1.3” (0.1679) (0.672)}{12} = 0.012 \text{ AC-FT} = 522.7 \text{ CF}$$

Per the manual, the infiltration structures would be designed to maintain at least the water quality volume (WQV).

As designed, the detention system has a total capacity of 621 CF, which equates to 119% of the WQV.

Therefore, the system complies with the requirements of the 2004 Connecticut Stormwater Quality Manual for the underground infiltration systems.

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 & ZONING COMMISSION

To: Members of the Trumbull Planning & Zoning Commission

From: Rob Librandi, Town Land Use Planner
James A. Cordone, Town Attorney

Re: Text Amendment to Add New Article XVIII
Special Standards for Mixed-Use Developments.

Date: May 27, 2026

Public Act 25-1 recently changed Connecticut's zoning laws by requiring zoning regulations to permit certain residential developments or mixed-use developments in commercial or mixed use zones subject to summary review. The proposed text amendment adds new language to Trumbull's zoning regulations to reflect the change in Connecticut law.

Article XVIII. Special Standards for Mixed-Use Developments.

In accordance with the provisions of Connecticut Public Act 25-1, mixed-use developments, meaning uses that contain both residential and commercial uses, are permitted in the BC Zone, BC Long Hill Green & Town Hall Node Zone, and MDD Zone pursuant to the requirements of this Article XVIII as follows:

1. Applications for mixed-use developments must file a site plan application to be reviewed and acted upon by the Commission.
2. Applications must comply with the site plan requirements of Article XV, Section 2.2.
3. Notwithstanding any provision to the contrary in the underlying zone, no application for a mixed-use development filed in accordance with this Article XVIII shall exceed more than ten dwelling units per lot, and there shall be no residential uses on the ground floor of any building.
4. Buildings shall otherwise conform to the height, yard, and other bulk requirements of the underlying zone.
5. All mixed-use developments shall otherwise comply with the design requirements of the underlying zone, including but not limited to, building design, landscaping design, lighting design, and similar requirements.
6. Prior to applying to the Commission, applications for mixed-use developments must first obtain (i) final approval from the Inland Wetlands & Water Courses Commission or a letter stating that no such approval is required and (ii) final approval from the Police Commission for traffic review.
7. Applicants are encouraged, but not required, to request a pre-application review from the Commission prior to filing for site plan approval.

In the event of a conflict between the provisions of this Article XVIII or any other provision of the zoning regulations, the provisions of Article XVIII shall control.

June 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: Creation of Article XVIII: Special Standards for Mixed-Use Developments, File #26-18**

Dear Mr. Garrity,

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

The proposed text amendment to create Article XVIII adds new language permitting mixed-use developments in commercial or mixed-use zones subject to summary review. Specifically, these developments will be permitted in the BC Zone, BC Long Hill Green & Town Hall Node Zone, and MDD Zone. This Article also specifies requirements for dwelling units per lot and building and landscaping design.

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