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, AUGUST 19, 2026**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, August 19, 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. **94 Grayrock Road:** Applicants, Michael and Kory Buswell, are requesting a Special Permit to construct an addition to establish an 1410 sq. ft. Accessory Apartment in a Residence AA Zone pursuant to Article II, Section 1.1.2.7 of the Town of Trumbull Zoning Regulations. **File #26-25**

2. **2105-2125 Reservoir Avenue:** Applicant, SBP-2105 Reservoir LLC, is requesting a Site Plan Modification to the previously approved application in the Reservoir Apartment District Overlay Zone pursuant to Article II, Section 2.8 and Article XV of the Town of Trumbull Zoning Regulations. **File #26-27**

3. **4141 Madison Avenue:** Applicant, Kathryn Baker, is requesting a Special Permit and Site Plan Modification to construct an addition on the rear of the building for additional offices, exam rooms, and a vestibule with an elevator in the Commercial Zone B-C (Business) pursuant to Article II, Section 3.1 and Article XV of the Town of Trumbull Zoning Regulations. **File #26-26**

4. **Text Amendment:** Applicant, Trumbull Planning & Zoning Department, is requesting to modify Trumbull Zoning Regulations by revising Article VIII: Uses Prohibited in All Zones, regarding Cannabis Establishments. Copy of regulation on file with Trumbull P&Z Office and Trumbull Town Clerk. **File #26-21**

REGULAR MEETING

PLANNER'S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the June 17, 2026, Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 12th day of August 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
Fax (203) 452-5169

Town Hall
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: Michael + Kory Buswell

Address of Applicant: 94 Greyrock Rd., Trumbull, CT 06611

Telephone Number: Day [redacted]

Email Address: [redacted]

Location of Premises: 94 Greyrock Rd. Trumbull, CT 06611

Assessor's Map No.: H/05 Parcel No.: 3630 Lot No.: 00141

Trumbull Land Records: Volume: 1659 Page: 0728

Owner of Record: Buswell, Michael J & Kory L

Address of Owner of Record: 94 Greyrock Rd., Trumbull, CT 06611

Description of Proposed Request, including specific use to be conducted:
In-Law Apartment to be built by converting the existing garage to a living area with a kitchen and living room laundry and full bathroom. Adding a room off the back on footings and a second floor above garage for 2 bedrooms and a full bathroom.

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

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

Signature of Applicant: Kory Buswell

Signature of Owner of Record: _____

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: _____

Revised 05/26/2023

Scanned with CamScanner

Property Location 94 GRAYROCK ROAD | Map ID H/05 / 00141/ 000/ | Bldg Name | State Use 101
Vision ID 3630 | Account # 00847200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 10:47:10 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	06	B-
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	04	Hip
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover	11	Ceram Clay Til
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	06	Partial
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs		
Total Rooms:	8	8 Rooms
Bath Style:	03	Modern
Kitchen Style:	03	Modern
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

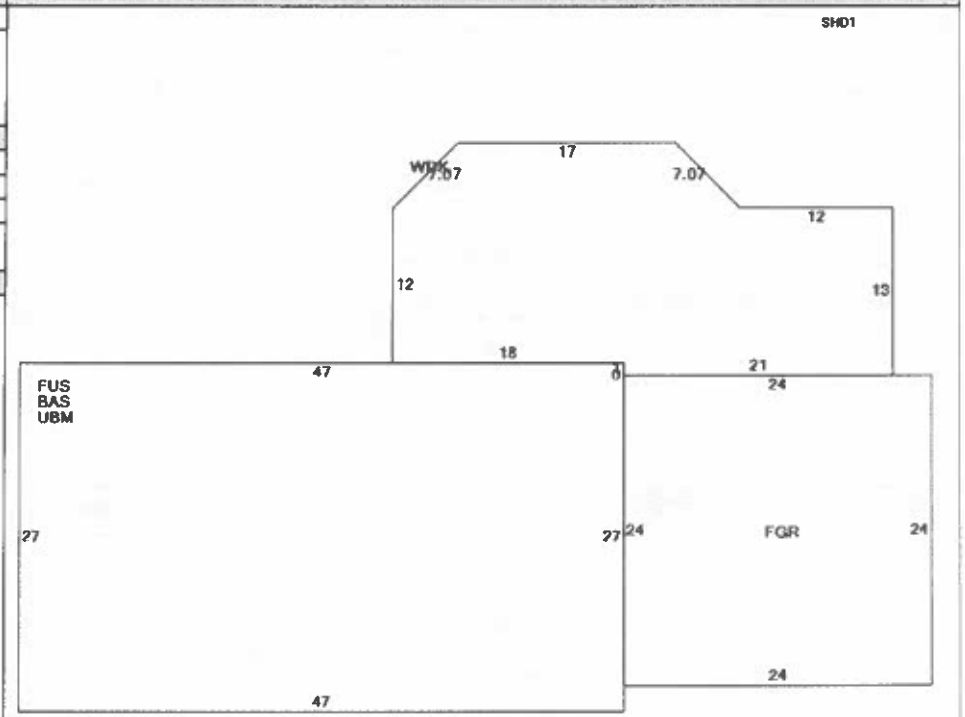
CONDO DATA

Parcel Id		C	Owne
		B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	574,670
Year Built	1969
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	K
Year Remodeled	2010
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	448,200
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
FPL	Fireplace	B	1	5000.00	1998		78	00	1.00	3,900
WDK	Deck Wood	L	144	25.00	2009	G	75	3	1.00	2,700
FBM	FBsmt	B	600	30.00	1998		78	3	1.00	14,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,269	1,269	1,269	181.25	230,004
FGR	Attached Garage	0	576	230	72.37	41,687
FUS	Finished Upper Story	1,269	1,269	1,269	181.25	230,004
UBM	Unfinished Basement	0	1,269	254	36.28	46,037
WDK	Wood Deck	0	599	60	18.16	10,875
	Ttl Gross Liv / Lease Area	2,538	4,982	3,082		558,607



H05-141 05/04/2015

Property Location 94 GRAYROCK ROAD | Map ID H/05 / 00141/ 000/ | Parcel Name | State Use 101
Vision ID 3630 | Account # 00847200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 10:47:09 A

CURRENT OWNER

BUSWELL MICHAEL J & KORY L

94 GRAYROCK ROAD

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00847200	Dev Lot:	LOT 76
Census Tr	0907	Survey Ma	
Fire Dist:	N:	Survey Ma	
Border Pro		Section # :	B2
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	H5-141	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	280,000	196,000
RES EXCES	1-2	6,500	4,550
DWELLING	1-3	468,800	328,160
	Total	755,300	528,710

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BUSWELL MICHAEL J & KORY L	1659	0728	03-14-2014	Q	I	482,000	U
FEIDT DONNA R	1152	0004	10-02-2002		I	450,000	W
FEIDT DONNA R	1152	0004	10-02-2002			450,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	158,690	2024	1-1	158,690	2023	1-1	158,690
	1-2	4,550		1-2	4,550		1-2	4,550
	1-3	197,120		1-3	197,120		1-3	197,120
	Total	360,360		Total	360,360		Total	360,360

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

PULL-DOWN STAIRS TO ATTIC

7/12/2010 PJG EXT INSP & MEASURE DECK

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	448,200
Appraised Xf (B) Value (Bldg)	17,900
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	286,500
Special Land Value	0
Total Appraised Parcel Value	755,300
Valuation Method	C
Total Appraised Parcel Value	755,300

BUILDING PERMIT RECORD

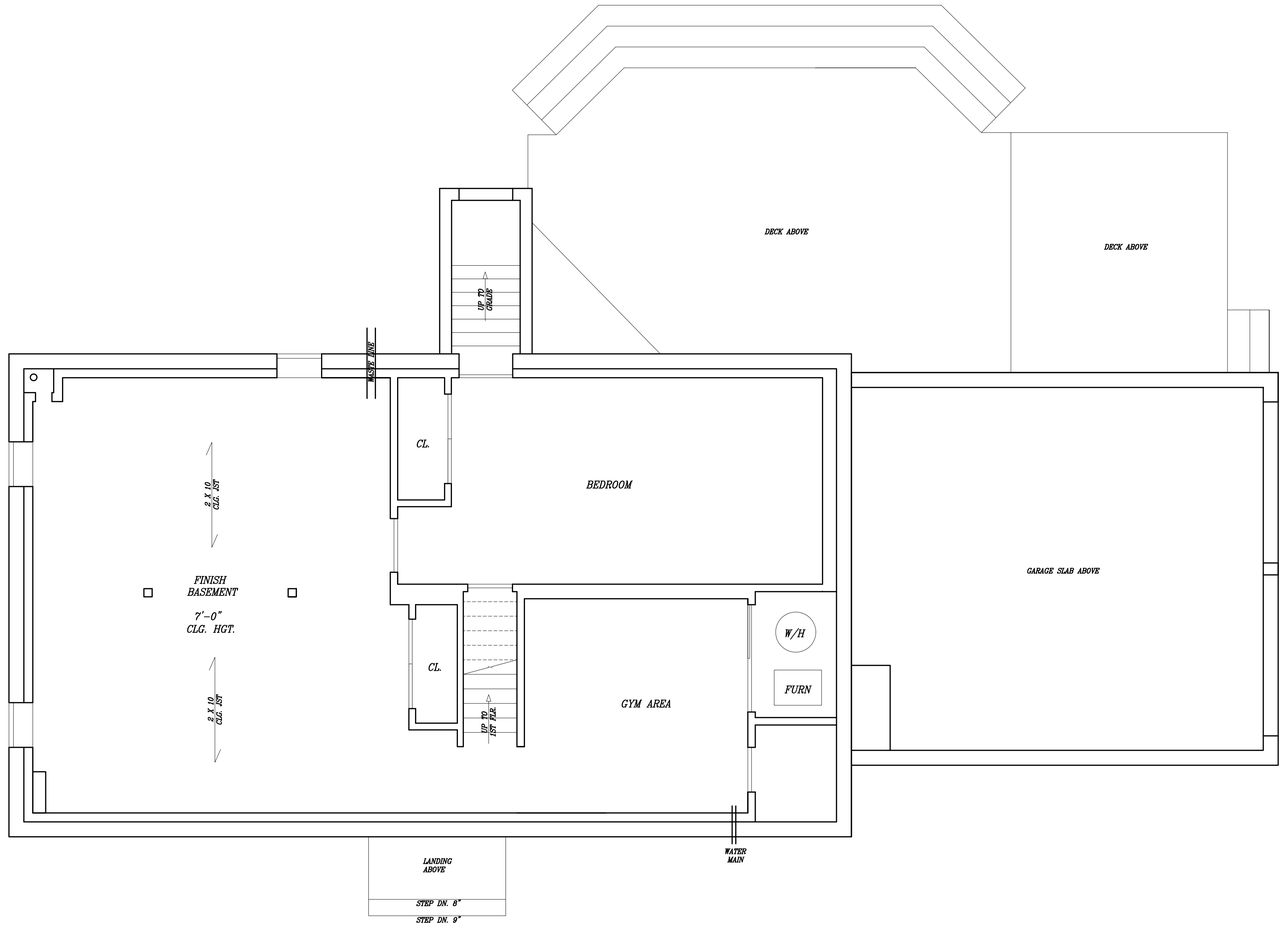
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RM-26-7	01-09-2026	HA		7,500		100		BOILER AND WATER HEATE
RP-25-270	10-07-2025	PL		4,000		100		INSTALL KITCHEN FAUCET.
RB-25-561	09-12-2025	RE		5,500		2		RENO K REMOVE WALLS
RE-25-37	02-19-2025	EL		3,000		100	02-24-2025	BASEMENT LIGHTING
BLDG-R-20	04-06-2022	BP	Building Permi	18,000		100	02-01-2023	ROOF REPLACEMENT - 30 S
RR2119530	02-24-2011	RE	Remodel	10,000	09-13-2011	100	10-01-2011	REMODEL KITCHEN
SP6084899	06-04-2008	BP	Building Permi	4,000	07-12-2010	100	04-01-2010	24' ROUND A/G POOL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-06-2026	VA			65	Datamailer No Change
02-01-2023	MVS			50	Permit Check
08-11-2021	MVS	1		64	Datamailer Change
10-28-2013	PG	2	5	50	Permit Check
09-13-2011	PG	2	5	50	Permit Check
07-12-2010	PG	2	1	51	Permit - Measure Bldg
06-16-2005	HH	1	1	00	Measur+Listed

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	101	Single Family Re	AA	N		1.000	AC	250,000.00	1.00000	5	1.00	310	1.120		1.0000	280,000	280,000
1	101	Single Family Re	AA			0.290	AC	20,000.00	1.00000	0	1.00	310	1.120		1.0000	22,400	6,500
		Total Card Land Units				1.29	AC	Parcel Total Land Area	1.29							Total Land Value	286,500



1 BASEMENT/ LOWER FLOOR PLAN
Scale: 1/4"= 1'-0"

Drawing Issue

No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

JMR
Joseph M. Rousseau
DESIGN CONSULTANTS LLC
Schematic Design and Development
Construction Documents
Variance Application Representation
Phone: 203-435-8719
Rousseau.Joe@gmail.com
jmrdesignct.com

PROJECT NAME :

94 Gray Rock Rd, Trumbull, CT 06611

DRAWING TITLE:

ISSUED FOR REVIEW

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT AT THE REFERENCED SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

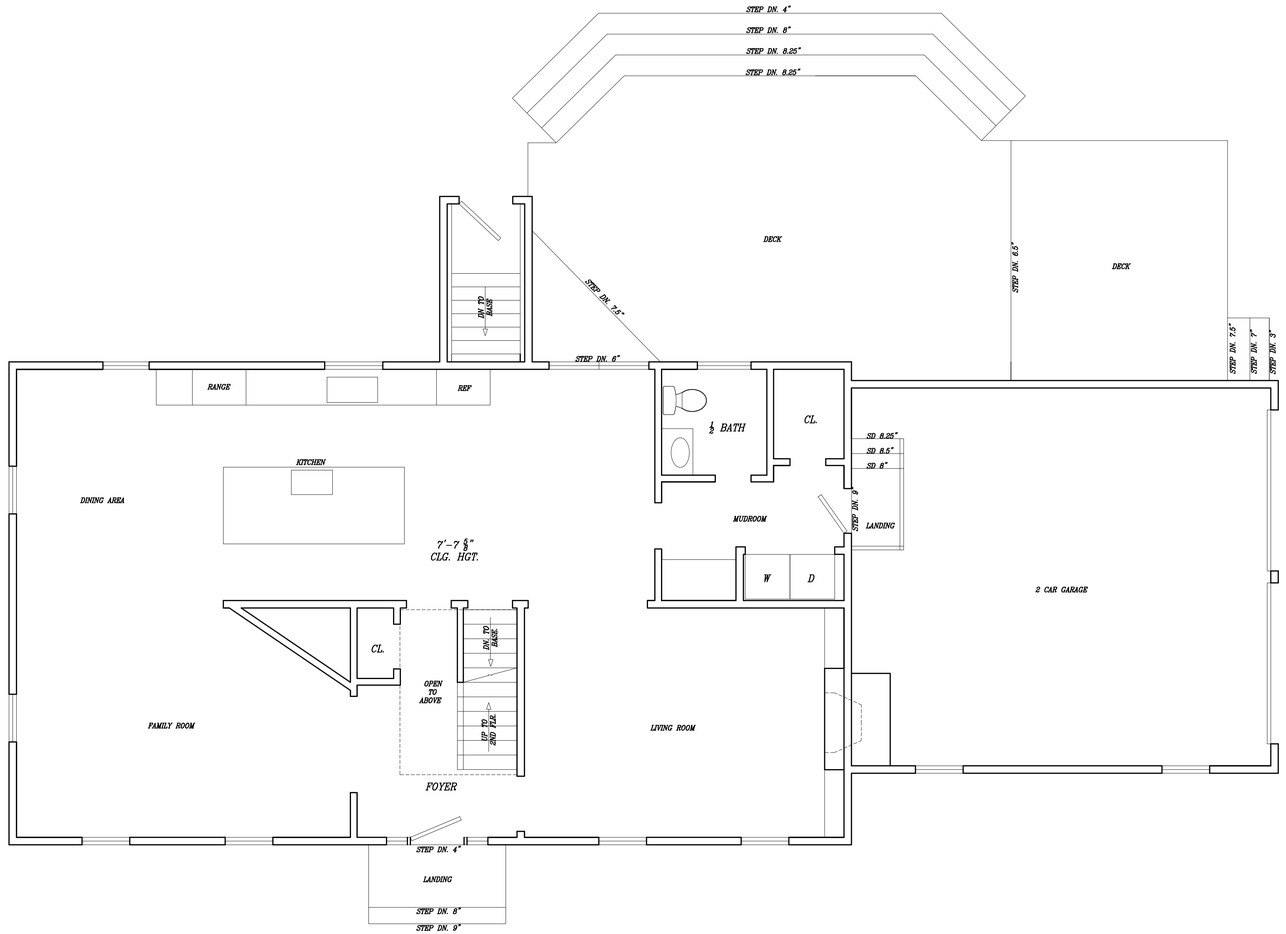
DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

EX1.0



1 FIRST FLOOR PLAN
Scale: 1/4"= 1'-0"

Drawing Issue

No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

Joseph M. Rousseau
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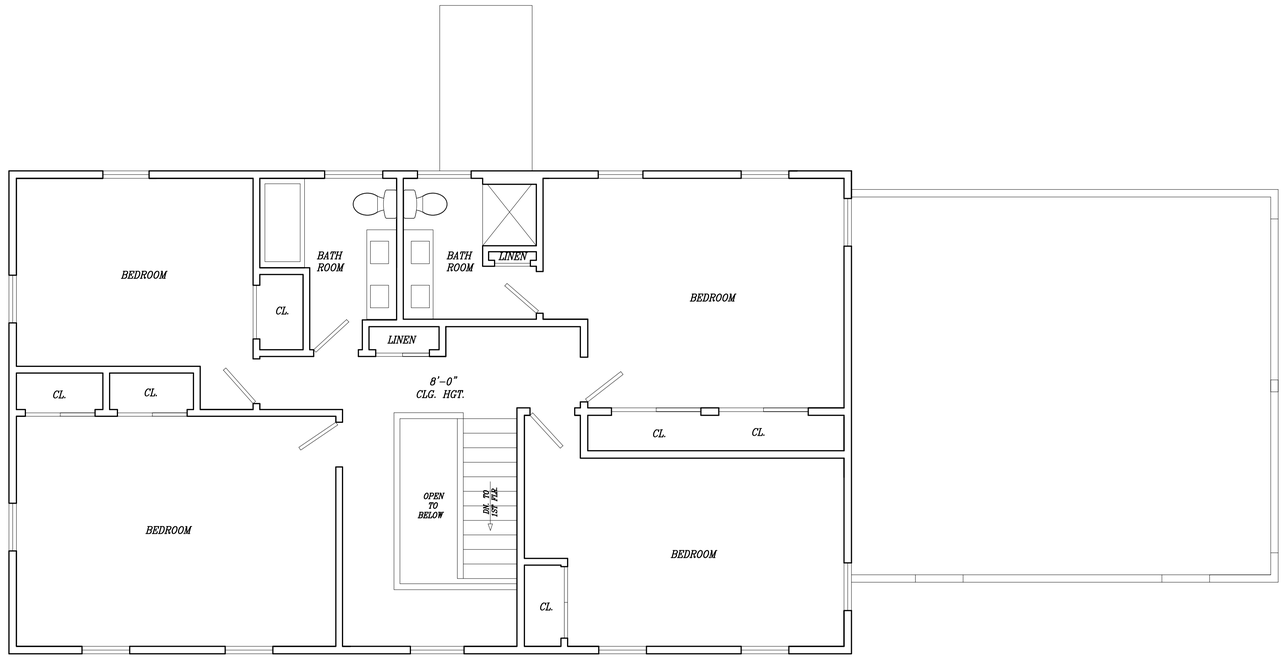
DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

EX1.1



1 SECOND FLOOR PLAN
Scale: 1/4"= 1'-0"

Drawing Issue

No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

Joseph M. Rousseau
DESIGN CONSULTANTS LLC
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DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

EX1.2

1 PARTIAL SITE PLAN
Scale: 1/8"= 1'-0"

Drawing Issue			
No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

JMR
Joseph M. Rousseau
DESIGN CONSULTANTS LLC
Schematic Design and Development
Construction Documents
Variance Application Representation
Phone: 203-435-8719
Rousseau.Joe@gmail.com
jmrdesignct.com

PROJECT NAME :

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Trumbull, CT 06611

DRAWING TITLE:

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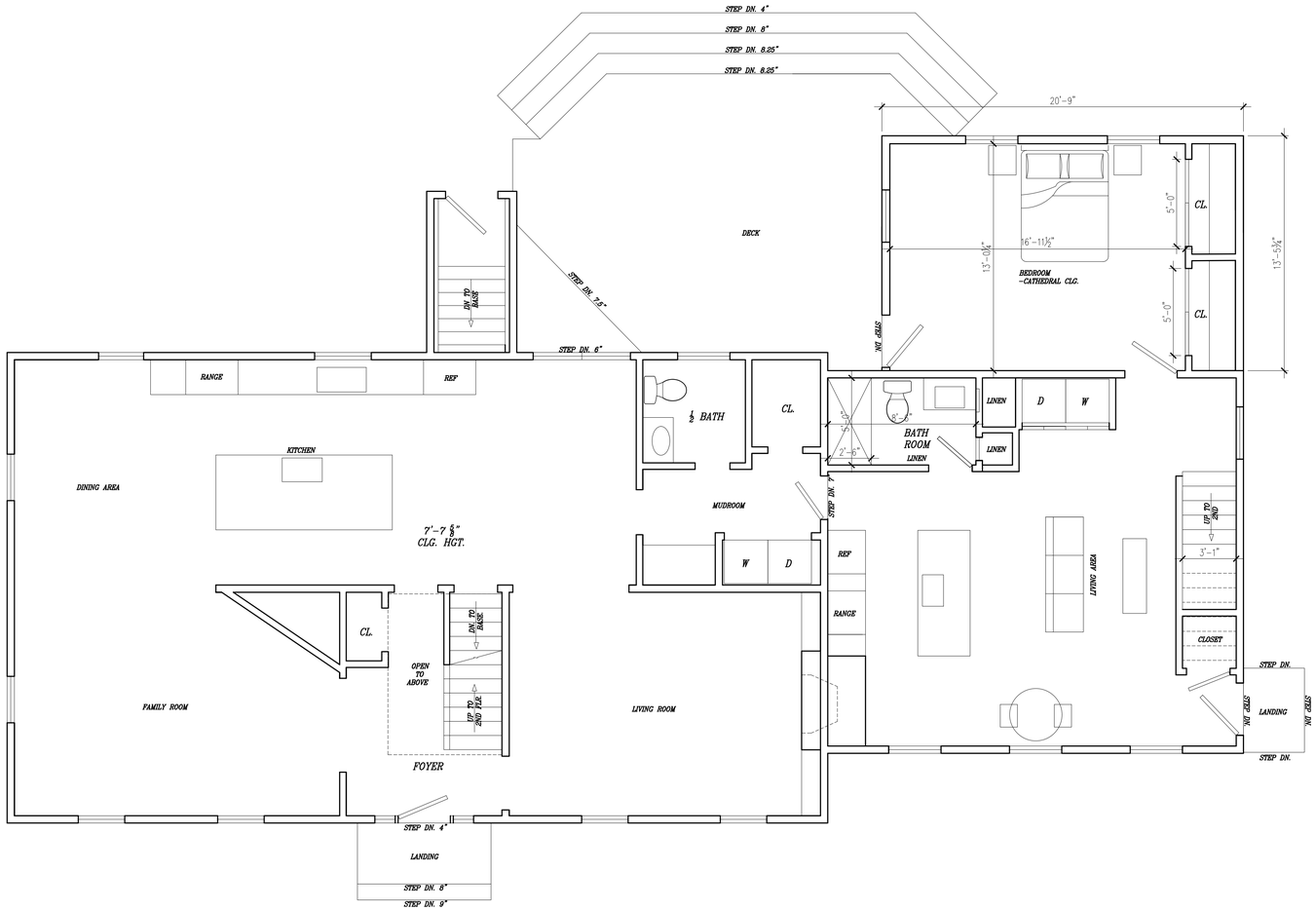
DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

SP1.0



1 FIRST FLOOR PLAN

Scale: 1/4"= 1'-0"

Drawing Issue

No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

Joseph M. Rousseau
DESIGN CONSULTANTS LLC
Schematic Design and Development
Construction Documents
Variance Application Representation
Phone: 203-435-8719
Rousseau.Joe@gmail.com
jmrdesignct.com

PROJECT NAME :

94 Gray Rock Rd,
Trumbull, CT 06611

DRAWING TITLE:

ISSUED FOR REVIEW

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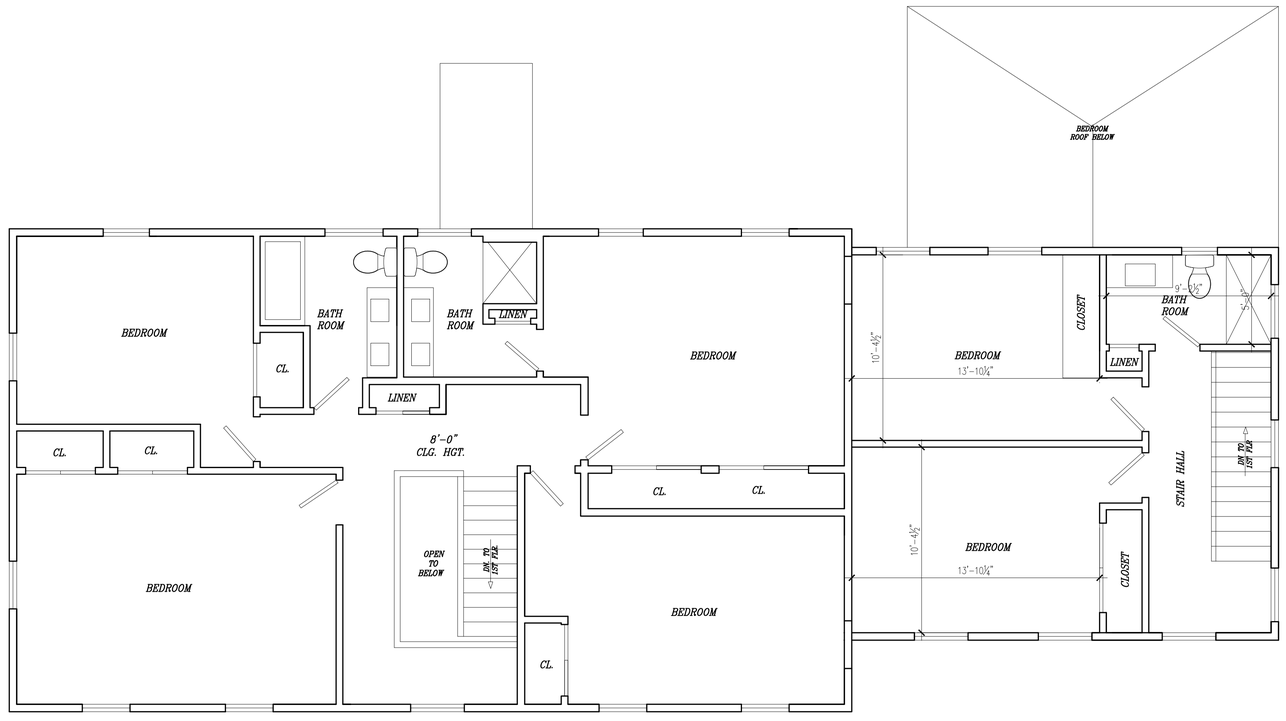
DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

A1.1



1 SECOND FLOOR PLAN

Scale: 1/4"= 1'-0"

Drawing Issue			
No.	Date		By
1.	7.23.26	FOR REVIEW	JMR

Joseph M. Rousseau
DESIGN CONSULTANTS LLC
Schematic Design and Development
Construction Documents
Variance Application Representation
Phone: 203-435-8719
Rousseau.Joe@gmail.com
jmrdesignct.com

PROJECT NAME :

94 Gray Rock Rd, Trumbull, CT 06611

DRAWING TITLE:

ISSUED FOR REVIEW

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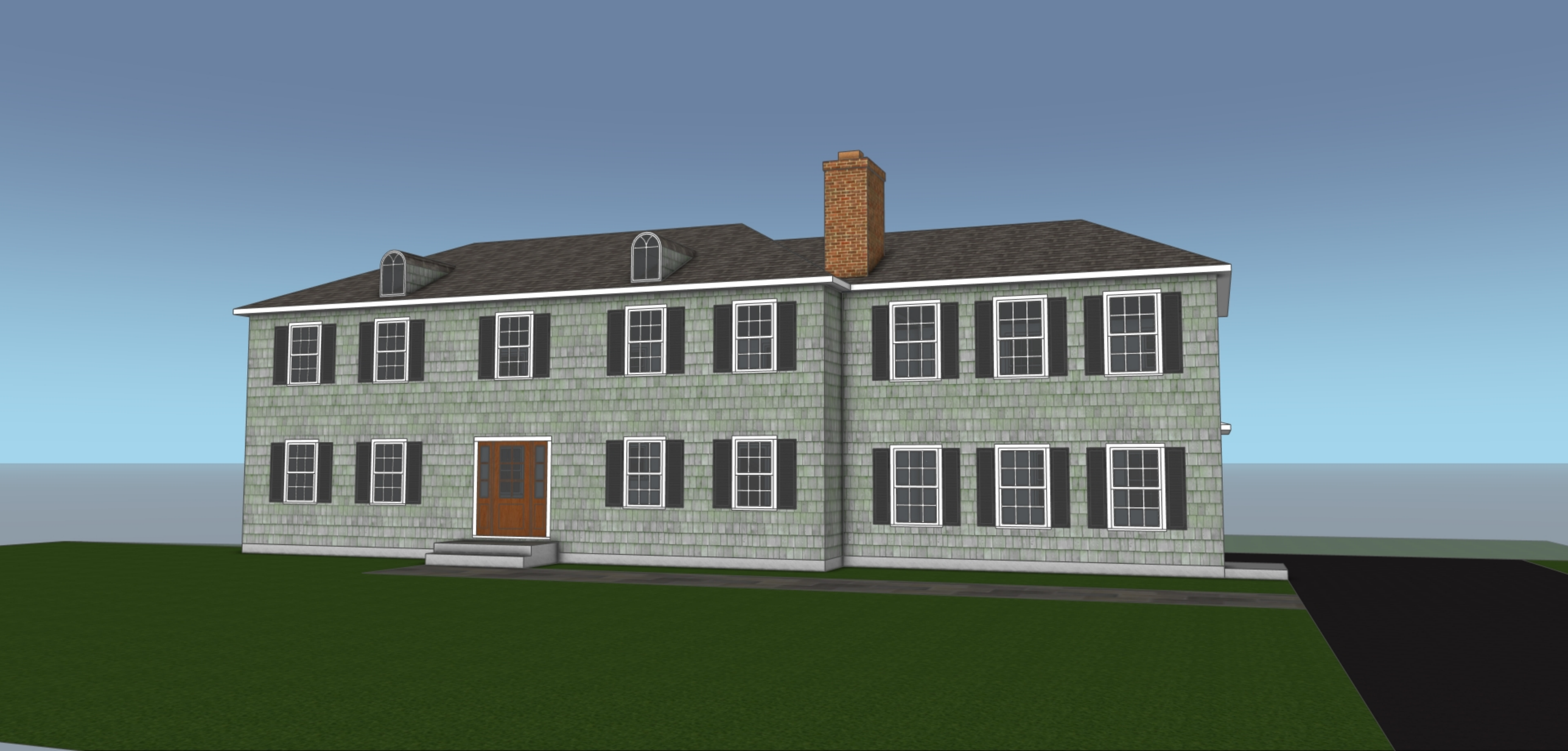
DATE: 7-23-26

SCALE: AS NOTED

DRAWN BY: JOSEPH M. ROUSSEAU

DRAWING NUMBER

A1.2





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 DEPARTMENT

APPLICATION FOR SPECIAL PERMIT OR SITE PLAN APPROVAL

- ☐ **SPECIAL PERMIT**
- ☒ **SITE PLAN REVIEW**

ZONE:

- ☐ **Commercial Zone B-C, B-C LH, TH Node, MDD**
- ☐ **Industrial Zone I-L, I-L2, I-L3**
- ☐ **Residential Zone A, AA, AAA**
- ☐ **Overlay Zone** _____

Location of Property: 2105 - 2125 Reservoir Ave.

Assessor's Map No.: G-11 Parcel No.: 7079 Lot No.: _____

Trumbull Land Records: Volume: _____ Page: _____

Applicant: ~~2105 - 2125~~ SBP - 2105 Reservoir LLC

Address of Applicant: 40 Richmondville Ave Westport CT 06880

Telephone Number: Day 917 359 - 3862 Evening " "

Owner of Record: SBP - 2105 Reservoir LLC

Address of Owner of Record: 40 Richmondville Ave Westport CT 06880

Telephone Number: _____

Party to be notified: Frank DeBellis

Address of Attorney or Agent: member SBP - 2105 Reservoir Ave LLC

Telephone Number: 917 - 359 - 3862

Site Engineer: J. Edwards Associates LLC

Address of Engineering Company: 227 Stepney Rad, Easton CT 06612

Telephone Number: 203-268-4205

Relevant Article(s) and Section(s) of the Regulations: (i.e. Art__, Sec __)

Description of the proposed request, including specific use to be conducted:

Demo existing single family. Determine if new construction required ~~on the~~ or needed per use.

Is the property within 500 feet of another municipality?

☐ YES ☒ NO

Does this proposal involve a structure that was built before 1940?

☐ YES ☒ NO

Does this proposal require the approval of the Inland Wetlands Agency?

☐ YES ☒ NO

Are there any deed restrictions on this property that may affect this application?

☐ YES ☒ NO

Has a previous application been filed for this property?

☐ YES ☐ NO

If yes, when? _____ Attach a copy of decision letter.

Project is to be started on _____ Completed on _____

List of Federal and State permits required and their status:

Certification

I/We certify that all of the above information and statements contained in any documentation submitted with the application are true to the best of my/our knowledge.

I/We fully understand that the Planning and Zoning Commission reserves the right to revoke any permit should the information contained herein not be true or that the information requested by the application has not been fully disclosed.

Kevin Robinson

Signature of Owner

Signature of Applicant (if not property owner)

7/28/2026

Date

7/28/2026

Date

NOTICE: By signing this application, owner and applicant consent to site inspections by Town Staff and/or Commissioners.

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: 7/27/2026 By: _____

Date of Public Hearing: _____ Date Action Taken: _____

List of Abutters Submitted: _____

Revised 10/21/2025

Property Location 2105 RESERVOIR AVENUE | Map ID G/11 / 00070/ 000/ | Bldg Name | State Use 101
Vision ID 6401 | Account # 01161400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:43:52 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	04	C
Stories:	1	1 Story
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	03	Gas
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	6	6 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

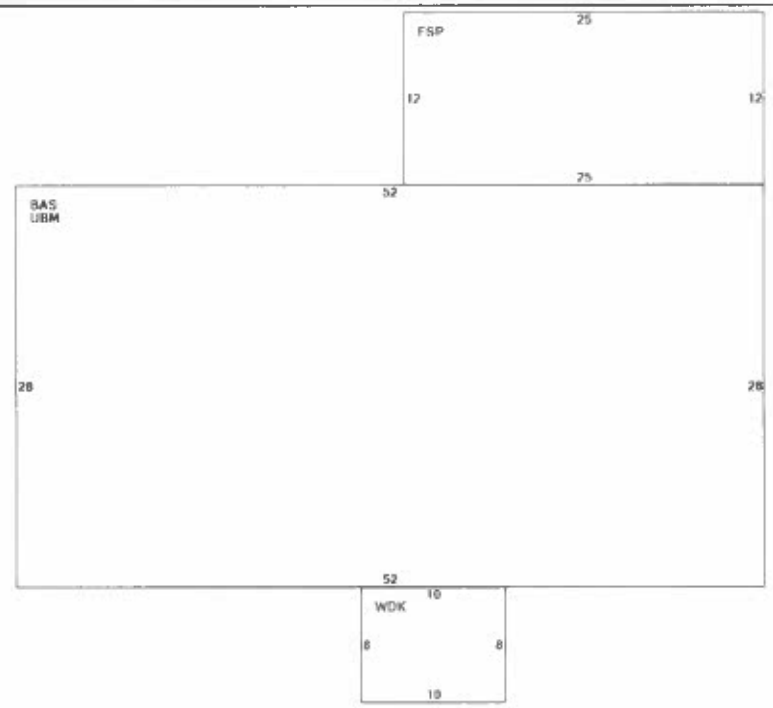
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	358,695
Year Built	1986
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	276,200
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
FPL	Fireplace	B	1	5000.00	1998		77	00	1.00	3,900
BGR	Gar Bsmt	B	2	10000.00	1998		77		0.00	15,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,456	1,456	1,456	189.35	275,694
FSP	Screen Porch	0	300	75	47.34	14,201
UBM	Unfinished Basement	0	1,456	291	37.84	55,101
WDK	Wood Deck	0	80	8	18.94	1,515
	Ttl Gross Liv / Lease Area	1,456	3,292	1,830		346 511



G11-70 04/29/2015

Property Location 2105 RESERVOIR AVENUE | Map ID G/11 / 00070/ 000/ | Parcel Name | State Use 101
Vision ID 6401 | Account # 01161400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:43:51 A

CURRENT OWNER

SBP-2105 RESERVOIR LLC

36 SHADOW BROOK LN

LANDER WY 82520

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	01161400	Dev Lot:	LOT 1
Census Tr	0904	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	A2
Voting Dist		CB Letter:	
GIS ID	G11-7	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	198,200	138,740
DWELLING	1-3	295,500	206,850
	Total	493,700	345,590

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SBP-2105 RESERVOIR LLC	1966	0308	04-24-2026	U	I	1,575,000	25
2105-2125 RESERVOIR AVE LLC	1918	0878	11-07-2023	Q	I	425,000	00
ANN M LEONE REV TR	1889	0294	05-02-2022	U	I	1	01
LEONE ANN	0861	0332	03-10-1995	U	I	0	P

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	116,410	2024	1-1	116,410	2023	1-1	116,410
	1-3	106,820		1-3	106,820		1-3	106,820
	Total	223,230		Total	223,230		Total	223,230

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
6				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	276,200
Appraised Xf (B) Value (Bldg)	19,300
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	198,200
Special Land Value	0
Total Appraised Parcel Value	493,700
Valuation Method	C
Total Appraised Parcel Value	493,700

NOTES

9/5/2007 EXT INSP & MEASURE OF NEW BSMT

GARAGE ADDED CENTRAL AIR CHANGED OPEN

PORCH TO SCREENED PORCH

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6278 E	09-27-2005	RS	Residential	16,000		100	09-05-2007	CNVRT EXIST BSMNT TO A 2

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-27-2021	MVS	1		64	Datamailer Change
09-05-2007	PG	2	1	51	Permit - Measure Bldg
07-26-2005	VR	1	2	00	Measur+Listed
03-26-2005	MJ			03	Sat or >5PM Attm @ Int In
03-03-2005	MJ			02	2nd Attempt @ Int Insp
02-19-2005	MJ	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	101	Single Family Re	A	T		0.500	AC	225,000.00	1.76160	4	1.00	600	1.000		1.0000	396,360	198,200
		Total Card Land Units				0.50	AC	Parcel Total Land Area		0.50					Total Land Value		198,200

Property Location 2125 RESERVOIR AVENUE | Map ID G/11 / 00097/ 000/ | Bldg Name | State Use 100
Vision ID 100709 | Account # 01349700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:44:21 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Floor Covering		
Alt. Floor Cover		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Total Kitchens		
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	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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
	Ttl Gross Liv / Lease Area	0	0	0		0



G11-97 04/29/2015

Property Location 2125 RESERVOIR AVENUE | Map ID G/11 / 00097/ 000/ | Parcel Name | State Use 100
Vision ID 100709 | Account # 01349700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:44:20 A

CURRENT OWNER

SBP-2105 RESERVOIR LLC

36 SHADOW BROOK LN

LANDER WY 82520

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	01349700	Dev Lot:	LOT 1
Census Tr	0904	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	A2
Voting Dist		CB Letter:	
GIS ID	G11-97	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	228,800	160,160
	Total	228,800	160,160

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SBP-2105 RESERVOIR LLC	1966	0308	04-24-2026	U	V	1,575,000	25
2105-2125 RESERVOIR AVE LLC	1918	0924	11-07-2023	Q	V	185,000	00
ANN M LEONE REVOCABLE TRUST INDENT	1889	0294	05-02-2022	U	V	1	01
LEONE ANN	0861	0332	03-10-1995	U	I	0	P

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-2	2,660	2024	1-2	2,660	2023	1-2	2,660
	5-1	127,540		5-1	127,540		5-1	127,540
	Total	130,200		Total	130,200		Total	130,200

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
6				

NOTES

I = A

SUBDIVIDED FROM PARCELS 69 AND 70

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	228,800
Special Land Value	0
Total Appraised Parcel Value	228,800
Valuation Method	C
Total Appraised Parcel Value	228,800

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

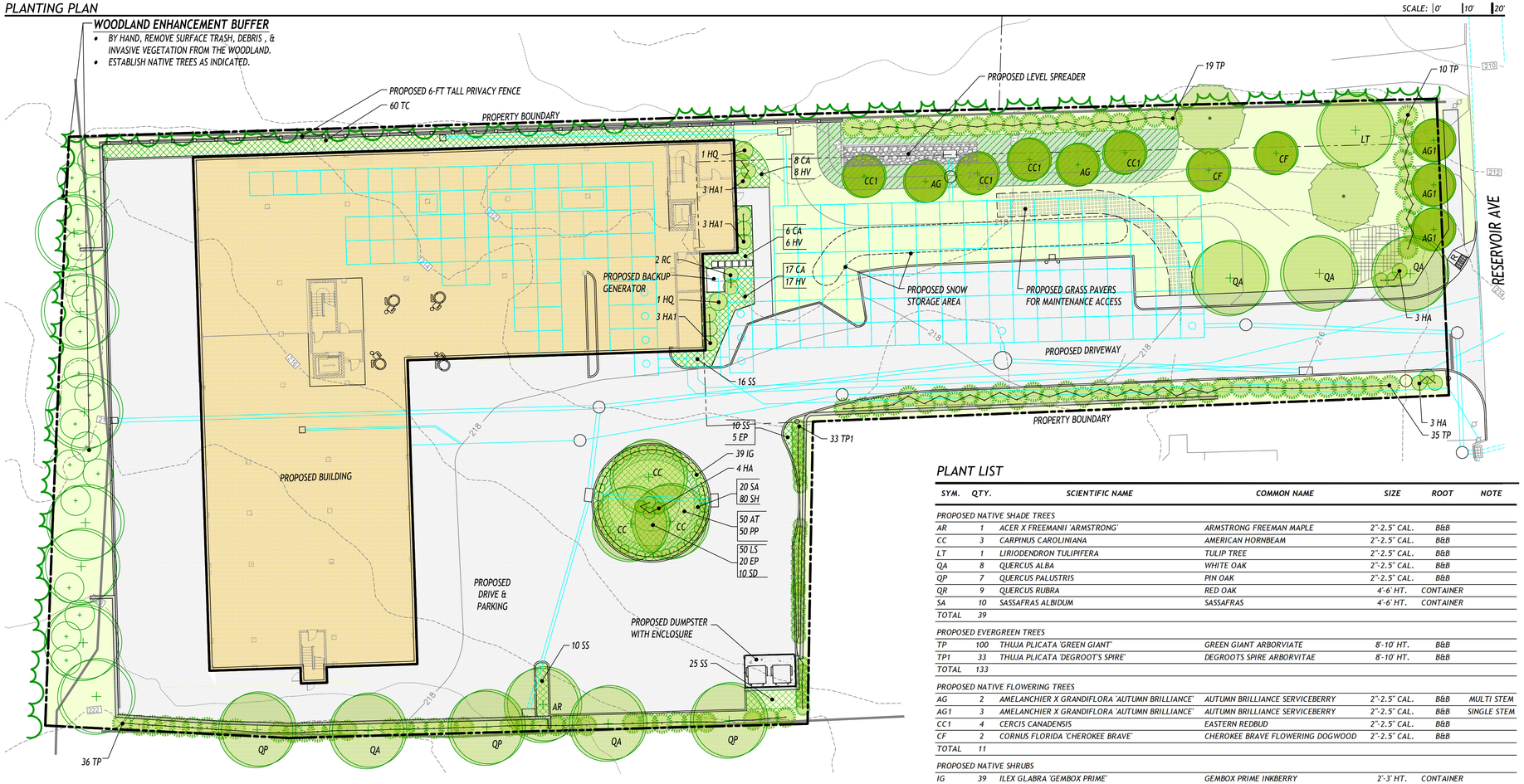
Date	Id	Type	Is	Cd	Purpose/Result

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
1	100	Res Vacant Lnd	A	T		1.000	AC	225,000.00	1.00000	4	1.00	600	1.000		VAC	1.0000	225,000	225,000
1	100	Res Vacant Lnd	A			0.190	AC	20,000.00	1.00000	0	1.00	600	1.000			1.0000	20,000	3,800
		Total Card Land Units				1.19	AC	Parcel Total Land Area		1.19							Total Land Value	228,800

PLANTING PLAN

SCALE: 0' 10' 20'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING STONE WALL
- PROPOSED WALL
- PROPOSED 6-FT TALL PRIVACY FENCE
- EXISTING TREE CANOPY
- EXISTING DECIDUOUS TREE
- PROPOSED NATIVE WOODLAND ENHANCEMENT TREES
- PROPOSED NATIVE SHADE TREE
- PROPOSED NATIVE FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED NATIVE SHRUBS
- PROPOSED NATIVE GROUNDCOVERS
- PROPOSED NATIVE MEADOW
- LAWN

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, EXISTING AND PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY J. EDWARDS & ASSOCIATES LLC.
2. PROPOSED PLANTING INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

PLANT LIST

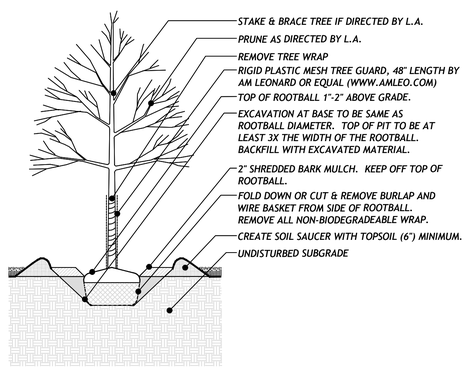
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	NOTE
PROPOSED NATIVE SHADE TREES						
AR	1	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2"-2.5" CAL.	B&B	
CC	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"-2.5" CAL.	B&B	
LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	2"-2.5" CAL.	B&B	
QA	8	QUERCUS ALBA	WHITE OAK	2"-2.5" CAL.	B&B	
QP	7	QUERCUS PALUSTRIS	PIN OAK	2"-2.5" CAL.	B&B	
QR	9	QUERCUS RUBRA	RED OAK	4'-6' HT.	CONTAINER	
SA	10	SASSAFRAS ALBIDUM	SASSAFRAS	4'-6' HT.	CONTAINER	
TOTAL	39					
PROPOSED EVERGREEN TREES						
TP	100	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVIATE	8'-10' HT.	B&B	
TP1	33	THUJA PLICATA 'DEGROOT'S SPIRE'	DEGROOTS SPIRE ARBORVITAE	8'-10' HT.	B&B	
TOTAL	133					
PROPOSED NATIVE FLOWERING TREES						
AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"-2.5" CAL.	B&B	MULTI STEM
AG1	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"-2.5" CAL.	B&B	SINGLE STEM
CC1	4	CERCIS CANADENSIS	EASTERN REDBUD	2"-2.5" CAL.	B&B	
CF	2	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE FLOWERING DOGWOOD	2"-2.5" CAL.	B&B	
TOTAL	11					
PROPOSED NATIVE SHRUBS						
IG	39	ILEX GLABRA 'GEMBOX PRIME'	GEMBOX PRIME INKBERRY	2'-3' HT.	CONTAINER	
HA	7	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL SMOOTH HYDRANGEA	2'-3' HT.	CONTAINER	
HA1	9	HYDRANGEA ARBORESCENS 'HAAS HALO'	HAAS HALO SMOOTH HYDRANGEA	2'-3' HT.	CONTAINER	
HQ	2	HDYRANGEA QUERCIFOLIA 'GATSBY MOON'	GATSBY MOON OAKLEAF HDYRANGEA	4'-5' HT.	CONTAINER	
RC	2	RHODODENDRON CATAWBIENSE 'ALBUM'	CATAWBA RHODODENDRON	2'-3' HT.	CONTAINER	
TOTAL	59					
PROPOSED NATIVE GROUNDCOVERS						
AT	50	AMSONIA HUBRICHTII 'STORM CLOUD'	STORM CLOUD BLUESTAR	1 GAL.	CONTAINER	
CA	31	CAREX APPALACHICA	APPALACHIAN SEDGE	1 GAL.	CONTAINER	
EP	25	ECHINACEA PURPUREA 'POWWOW WILD BERRY'	POWWWO WILD BERRY CONEFLOWER	1 GAL.	CONTAINER	
HV	31	HEUCHERA VILLOSA 'AUTUMN BRIDE'	AUTUMN BRIDE CORAL BELLS	1 GAL.	CONTAINER.	
LS	50	LIATRIS SPICATA 'KOBOLD ORIGINAL'	KOBOLD ORIGINAL BLAZING STAR	1 GAL.	CONTAINER	
PP	50	PHLOX PANICULATA 'FASHIONABLY EARLY'	FASHIONABLY EARLY GARDEN PHLOX	1 GAL.	CONTAINER	
SS	51	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	CONTAINER.	
SA	20	SISYRINCHIUM ANGUSTIFOLIUM 'LUCERNE'	LUCERNE BLUE EYED GRASS	1 GAL.	CONTAINER	
SH	80	SPOROBULUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GAL.	CONTAINER	
SD	10	SYMPHIOTRICHUM DUMOSUM 'WOOD'S BLUE'	WOODS BLUE ASTER	1 GAL.	CONTAINER	
TC	60	TIARELLA CORDIFOLIA 'RUNNING TAPESTRY'	RUNNING TAPESTRY FOAMFLOWER	1 GAL.	CONTAINER	
TOTAL:	458					
PROPOSED NATIVE MEADOW SEED MIX						
'NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" AS PRODUCED BY NEW ENGLAND WETLAND PLANTS (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/ 1,250 SQUARE FEET.						

PLANTING NOTES

1. PROPOSED TREE AND SHRUB LOCATIONS TO BE ADJUSTED IN FIELD AS NEEDED BASED ON FIELD CONDITIONS.
2. PLANT SPACING FOR HERBACEOUS MATERIAL TO BE 18"-24" O.C.
3. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN; NO COLLECTED MATERIALS SHALL BE ACCEPTED, UNLESS SPECIFICALLY INDICATED.
5. PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS.
6. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES NOT WAIVE THE RIGHT OF REJECTION.
7. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST OR AS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORN BY THE LANDSCAPE CONTRACTOR EXCEPT FOR REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OF NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE, BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIAL SHOULD BE PLACED, OR LOCATION STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A MINIMUM OF 48 HOURS IN ADVANCE.
9. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED BALLS SHALL BE ACCEPTED. REMOVE SYNTHETIC 'BURLAP' AND SYNTHETIC TWINES AND ROPES. REMOVE TOP 1/3 OF METAL BASKETS FROM ROOT BALLS WHEN THE ROOT BALL HAS BEEN POSITIONED IN THE PLANTING PIT. PROVIDE SUPPORT AS NECESSARY TO PROTECT THE ROOT BALL FROM INJURY DURING THIS OPERATION.
10. TO PREVENT DAMAGE FROM WHITE TAILED DEER BROWSE, THE SHRUB PLANTINGS SHALL BE PROTECTED AS NEEDED WITH TEMPORARY FENCING OR OTHER MEASURES UNTIL THE SHRUBS ARE WELL ESTABLISHED.

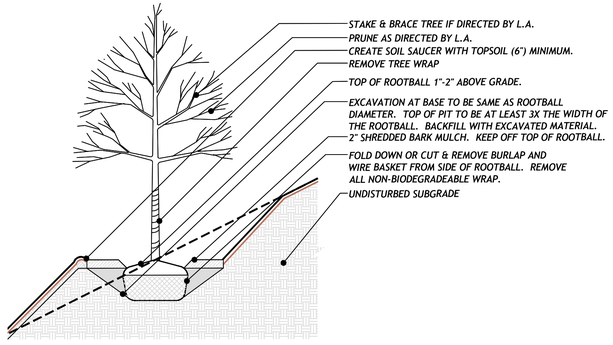
TREE PLANTING DETAIL

NOT TO SCALE



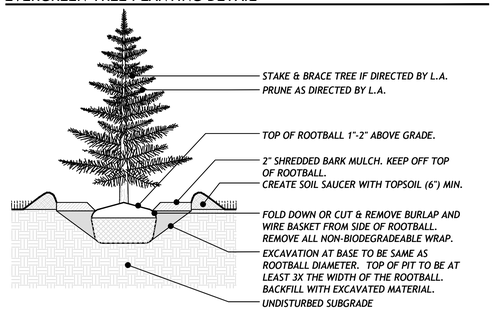
TREE PLANTING DETAIL (ON SLOPE)

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



PLANTING PLAN

PREPARED FOR:

J. EDWARDS ASSOCIATES LLC

LOCATION:

2105 & 2125 RESERVOIR AVE
TRUMBULL, CONNECTICUT

DATE: 12/16/25 - 1
08/13/26 - 2

SCALE: AS NOTED
REF NO. 5703

NORTH

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net



DRAFT

STREET VIEW SCREENING RENDERING

2105 & 2125 RESERVOIR AVE
TRUMBULL, CONNECTICUT

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net

REF. NO. 5703
DATE: 08/13/26

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 DEPARTMENT

APPLICATION FOR SPECIAL PERMIT OR SITE PLAN APPROVAL

☒ **SPECIAL PERMIT**
☒ **SITE PLAN REVIEW**

ZONE:
☒ **Commercial Zone B-C, B-C LH, TH Node, MDD**
☐ **Industrial Zone I-L, I-L2, I-L3**
☐ **Residential Zone A, AA, AAA**
☐ **Overlay Zone** _____

Location of Property: 4141 Madison Ave

Assessor's Map No.: D/4 Parcel No.: D/4 Lot No.: 00134

Trumbull Land Records: Volume: _____ Page: _____

Applicant: Kathryn Baker

Address of Applicant: 88 Merrimac Dr

Telephone Number: Day 203-767-6729 Evening 203-767-6729

Owner of Record: 4141 Madison Ave. LLC

Address of Owner of Record: 88 Merrimac Dr

Telephone Number: 203-767-6729

Party to be notified: Kathryn Baker

Address of Attorney or Agent: _____

Telephone Number: _____

Site Engineer: Pereira Engineering

Address of Engineering Company: 1 Enterprise Dr Shelton

Telephone Number: 203-944-9944

Relevant Article(s) and Section(s) of the Regulations: (i.e. Art__, Sec __)

Description of the proposed request, including specific use to be conducted:

Small addition to back of building to expand office use. Addition/ modified vestibule with elevator

Is the property within 500 feet of another municipality?

☒ YES ☐ NO

Does this proposal involve a structure that was built before 1940?

☐ YES ☒ NO

Does this proposal require the approval of the Inland Wetlands Agency?

☐ YES ☒ NO

Are there any deed restrictions on this property that may affect this application?

☐ YES ☒ NO

Has a previous application been filed for this property?

☐ YES ☒ NO

If yes, when? _____ Attach a copy of decision letter.

Project is to be started on July 2026 Completed on Oct 2026

List of Federal and State permits required and their status:

ø

Certification

I/We certify that all of the above information and statements contained in any documentation submitted with the application are true to the best of my/our knowledge.

I/We fully understand that the Planning and Zoning Commission reserves the right to revoke any permit should the information contained herein not be true or that the information requested by the application has not been fully disclosed.

Signature of Owner

Signature of Applicant (if not property owner)

6/17/26
Date

Date

NOTICE: By signing this application, owner and applicant consent to site inspections by Town Staff and/or Commissioners.

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:_____

Revised 10/21/2025

Property Location 4141 MADISON AVENUE | Map ID D/11 / 00134/ 000/ | Bldg Name | State Use 343
Vision ID 3141 | Account # 00929900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:42:50 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	38	Profess Office
Model	94	Commercial
Grade	06	B-
Stories:	2	2 Stories
Occupancy	1.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable
Roof Cover	03	Asphalt
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	11	Ceram Clay Til
Interior Floor 2	14	Carpet
Heating Fuel	03	Gas
Heating Type	04	Forced Air
AC Type	03	Central
Bldg Use	343	Prof Office
Heat/AC	02	Heat/AC Split
Frame Type	02	Wood Frame
Baths/Plumbing	02	Average
Ceiling/Walls	06	Ceil & Walls
Rooms/Prtns	02	Average
Wall Height	0.00	
% Comn Wall		
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

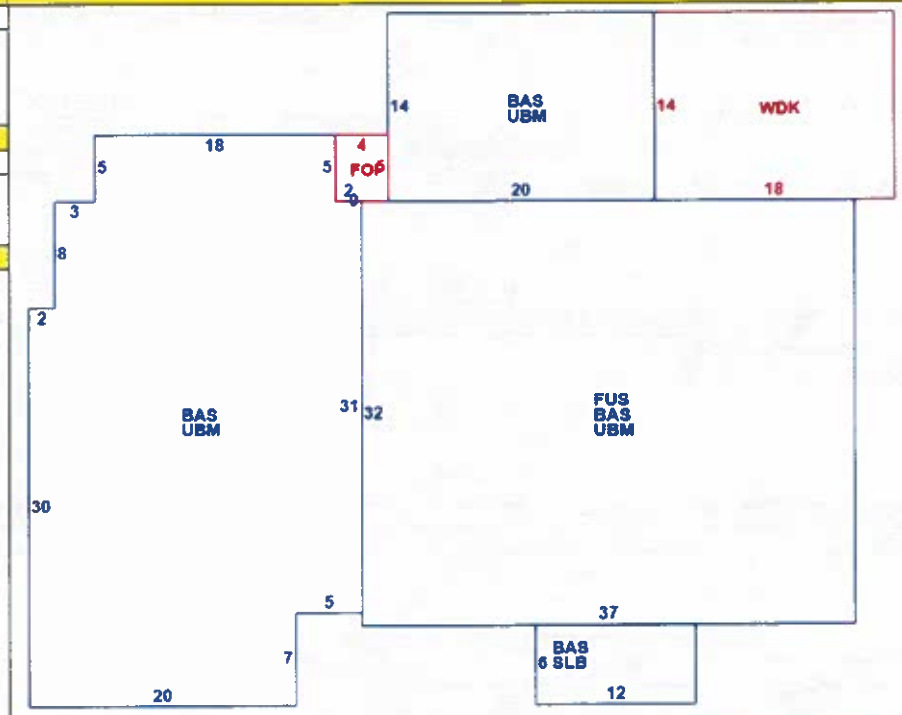
Element	Cd	Description

MIXED USE

Code	Description	Percentage
343	Prof Office	100
		0
		0

COST / MARKET VALUATION

RCN	822,907
Year Built	1920
Effective Year Built	1998
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2017
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	592,500
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	% Good	Grade	Grade Adj	Appr. Value
FPL	Fireplace	B	1	5000.00	1993		72	00	1.00	3,600
PAV1	Paving Asph	L	5,000	4.00	2026	G	75		0.00	15,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,525	2,525	2,525	178.97	451,901
FOP	Open Porch	0	20	5	44.74	895
FUS	Finished Upper Story	1,184	1,184	1,184	178.97	211,901
SLB	Slab	0	72	0	0.00	0
UBM	Unfinished Basement	0	2,453	859	62.67	153,736
WDK	Wood Deck	0	252	25	17.76	4,474
	Ttl Gross Liv / Lease Area	3,709	6,506	4,598		822,907



Property Location 4141 MADISON AVENUE | Map ID D/11 / 00134/ 000/ | Bldg Name | State Use 343
Vision ID 3141 | Account # 00929900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/13/2026 11:42:49 A

CURRENT OWNER

4141 MADISON AVENUE LLC

4141 MADISON AVE

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00929900	Dev Lot:	LOT 11
Census Tr	I	Survey Ma	
Fire Dist:	L	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
GIS ID	D11-134	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COM LAND	2-1	266,400	186,480
COM BLDG	2-2	611,100	427,770
	Total	877,500	614,250

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
4141 MADISON AVENUE LLC	1718	0249	07-01-2016	Q	I	395,000	U
DOMINGUEZ LOUIS JR & MARIA L	1079	0230	06-04-2001	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	2-1	139,370	2024	2-1	139,370	2023	2-1	139,370
	2-2	299,390		2-2	299,390		2-2	299,390
	Total	438,760		Total	438,760		Total	438,760

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	592,500
Appraised Xf (B) Value (Bldg)	3,600
Appraised Ob (B) Value (Bldg)	15,000
Appraised Land Value (Bldg)	266,400
Special Land Value	
Total Appraised Parcel Value	877,500
Valuation Method	C
Total Appraised Parcel Value	877,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

IG

8 X 12 SHED = NV

FULL REAR DORMER

WBS

07-11-16 ZONE CHANGE TO BC

BAKER PEDIATRICS LLC:

FORMERLY 5520 MADISON AV 520

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
CO3172653	03-22-2017	CM	Commercial	201,145	08-09-2017	100	06-23-2017	TENANT FIT UP FOR DR OF
CO1172615	01-13-2017	CM	Commercial	24,000	08-09-2017	100	06-23-2017	NEW ADDITION ON SITE OF
D10162539	10-14-2016	DE	Demolish	4,000	10-31-2016	100	10-31-2016	DEMO DETACHED GARAGE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
02-04-2026	RH			01	Measured
01-10-2005	PS	1		00	Measur+Listed
01-04-2005	PS	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	343	Prof Office	B-C	L		0.530	AC	250,000.00	1.67538	C	1.00	C120	1.200		0	502,625	266,400
Total Card Land Units						0.53	AC	Parcel Total Land Area:		0.53						Total Land Value	266,400

CONSTRUCTION NOTES

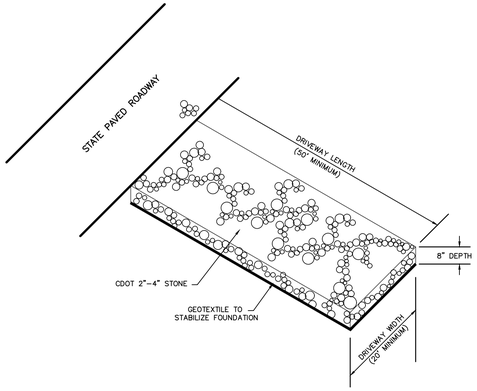
1. Refer to an existing conditions survey by others.
2. The purpose and intent of this plan is to depict the proposed development associated with the construciton of a 2nd-story addition over existing building, a two-story addition in place of an existing deck, an elevator shaft addition, and an expanded parking area and associated site improvements.
3. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-922-4455, 72 hours prior to commencing construction.
4. The locations of subsurface structures and utilities as depicted hereon indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown.
5. All construction shall comply with applicable sections of the State of Connecticut, TOWN OF TRUMBULL, and Connecticut Basic Building codes, and those criteria shall take precedent over these plans.
6. The project engineer and the TOWN OF TRUMBULL Building Department shall be notified three days prior to commencing construction.
7. Construction shall be inspected by a professional engineer as the work progresses. The contractor shall inform the project engineer of the project schedule so that proper and timely inspections can be made.
8. Any change in the location or design of the proposed drainage system without prior approval of the design engineer is not permitted.
9. Certification by a registered professional engineer is required that construction is substantially in accordance with these plans, including the submission of an "as-built" map, prepared by a licensed land surveyor.
10. There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any wetland areas. Excess material excavated during construction shall be disposed of legally off site.
11. All new utilities including electric, telephone, and cable TV shall be installed underground.
12. Final design for all utilities, other than sewer and drainage shall be provided by each respective utility company.
13. All PVC pipe shall conform to ASTM D3034-04a "Standard Specification for Type PSM PolyVinyl Chloride (PVC) Sewer Pipe and Fittings," or engineer approved equivalent (SDR-35).
14. Roof leader downspouts shall be discharge to the designated stormwater systems, as indicated on the approved plans.
15. Bedding and backfill material shall conform to ASTM D2321-05 "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications."
16. Where a soft sub-soil is encountered during construction of storm or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the engineer.
17. Driveway catch basins, drain inlets, frames, and grates shall be Type "CL" 32" x 32" as manufactured by Eastern Precast Co., Inc., or engineer approved equivalent. Catch basins shall have 2-foot minimum sumps and 'bell' type traps over outlet pipes.
18. The contractor shall provide all the equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the designated sewers, drains and manholes.
19. Driveway pavement shall be one course of 2" Class 2 machine laid bituminous concrete atop 6" of processed aggregate base, and shall be in accordance with the TOWN OF TRUMBULL standards and/or Connecticut Department of Transportation specifications.
20. Bituminous concrete curbing shall be machine laid Class 3 material, or engineer approved equivalent.
21. Processed aggregate shall be in accordance with the TOWN OF TRUMBULL standards and/or Connecticut State Highway Specifications.
22. Re-grading, filling, and other alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the approved plans.

SEDIMENTATION AND EROSION CONTROL NOTES

1. Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the erosion control devices for that area, as shown on the plan, are in place and functional.
2. All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
3. No changes of this soil erosion and sediment control plan may be made without prior approval of the supervising engineer.
4. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
5. Natural vegetation shall be maintained and protected where practical.
6. Land disturbance is to be kept to a minimum. Re-establishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
7. Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed by that contractor.
8. The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
9. Sediment fencing shall be installed where required prior to commencing construction, and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
10. Sediment or debris shall be removed from the drainage pipes and structures as it accumulates during construction. It shall be disposed of in a manner which is consistent with the intent of this plan.
11. Refer to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for additional details and specifications.
12. All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards. (Refer to the Connecticut Guidelines for Soil Erosion and Sediment Control (2024) for details and specifications.)

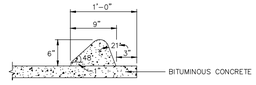
STANDARD PHASING NOTES

1. Install all required erosion and sediment control measures, such as silt fences, straw wattles, and inlet protection, in accordance with the approved site plan.
2. Conduct a pre-construction meeting, if required, with all contractors, utility companies, and local officials to review site access, permits, and procedures.
3. Demolish existing structure(s) as needed. Secure necessary demo permits first.
4. Clear and grub the site, removing trees, vegetation, and topsoil as necessary, while preserving any trees or features identified for protection in the site plan.
5. Rough grade the site to establish proper drainage patterns and prepare for foundation work, ensuring compliance with grading and drainage plans.
6. Install temporary construction entrances and access roads to minimize tracking of mud and debris onto public roads.
7. Stake out the building footprint and any accessory structures, such as decks, porches, or garages, for approval before excavation.
8. Excavate for foundations and utilities, ensuring proper shoring or sloping of excavation areas to maintain safety.
9. Install foundations, footings, and any required retaining walls, adhering to the approved plans and building code requirements.
10. Backfill around the foundation, compacting the soil properly to prevent future settlement and to support subsequent construction.
11. Rough-in utility installations, including water, sewer, gas, electric, and stormwater connections, as required.
12. Construct the primary structure, including framing, roofing, and exterior finishes, in sequence with the approved construction drawings.
13. Install driveways, walkways, and other hardscape features, ensuring proper grading and drainage to direct stormwater away from structures.
14. Complete final utility connections and testing to ensure all systems are functional and meet local standards.
15. Perform final grading and site stabilization, including installation of permanent stormwater management features such as swales, rain gardens, or detention basins.
16. Install landscaping as specified in the site plan, including planting of trees, shrubs, and ground cover to stabilize soil and enhance aesthetics.
17. Remove temporary erosion and sediment control measures once the site is fully stabilized and vegetation is established.
18. Conduct final inspections and address any deficiencies to ensure compliance with local regulations and approvals.

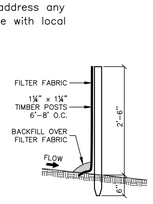


1. INSTALLATION REQUIREMENTS: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PLUMBING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.
2. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANED OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

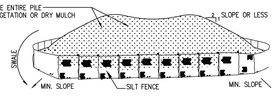
CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
N.T.S.



BITUMINOUS CONCRETE LIP CURBING
N.T.S.



EROSION CONTROL FENCE
N.T.S.



INSTALLATION NOTES
1. THE AREA CHOSEN FOR STOCKPILING SHALL BE FLAT, DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR DRY MULCH.
4. SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILT FENCE.

SOIL STOCKPILE DETAIL
N.T.S.

No unsuitable material, debris, or stumps shall be buried on site. All such material must be removed from the excavation area and properly disposed of off-site in accordance with local regulations and project specifications.

Upon completion, submit an as-built and certification letter stating the no negative impacts on the subject or abutting properties. Minimum as-built requirements:
- o Stormwater system elevations;
- o Size of chambers;
- o All existing and newly added underground connections with invert elevations (roof leaders, piping, etc.);
- o Yard drain / catch basins data;
- o Final topography;

Contractor Info

Name:_____JOHN DWYER_____

Phone Number:_____203-918-6628_____

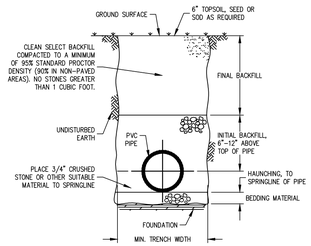


Orange Construction Fence



Correct Trunk Armouring

TREE PROTECTION
N.T.S.



PVC PIPE INSTALLATION DETAIL
N.T.S.

NOTES
1. BEDDING AND BACKFILL MATERIAL SHALL CONFORM TO ASTM D2321 (LATEST EDITION), "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."
2. HAUNCHING AND INITIAL BACKFILL MATERIAL SHALL BE CLASS I, II, OR III, AND INSTALLED AS REQUIRED IN ASTM D2321 (LATEST EDITION). IT SHALL BE PLACED IN 6" LIFTS COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY BY HAND OR BY MECHANICAL TAMPING.
3. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL Ø (IN)	TRENCH WIDTH (IN)	NOMINAL Ø (IN)	TRENCH WIDTH (IN)
8	25	18	39
10	28	24	45
12	31	30	66
15	34	36	78

0 20 40 60

SCALE : 1"=20'

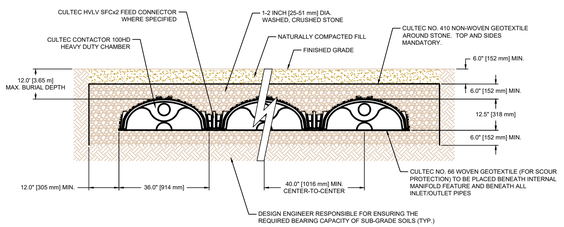
EXCAVATION AND FILLING TABULATIONS

TOTAL EXCAVATION	20 CY
TOTAL FILLS	20 CY
NET DIFFERENCE	0 CY

LEGEND

- Tree To be Removed
- Tree Protection
- × 94.1 Existing Elevations
- × 81.8 Proposed Elevations
- 96 Existing Contours
- 96 Proposed Contours
- Erosion Control Fence
- DHT Deep Test Hole
- PERC#1 Perc Test

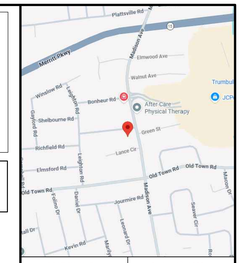
Zone: BC
Area = 0.53 ACRES



GENERAL NOTES
CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 3.84 CF/FT [0.82 M^3] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0' [3.66 m]
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS

WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.ALL CONTACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC CONTACTOR 100HD
NO SCALE



LOCATION MAP | Scale: 1"=1000'

REVISIONS

NO.	DATE	DESCRIPTION
1.	8/4/2026	ENGINEERING COMMENTS
2.	8/6/2026	ROOF LEADER PIPE

MULLER ENGINEERING, LLC
Engineering Consulting
26 Widgeon Way
Greenwich, Connecticut 06870
Telephone (203) 921-9059
Email: Bryan.Muller@Ymail.com
Bryan S. Muller, P.E.

STATE OF CONNECTICUT · BRYAN S. MULLER · No. 29767 · REGISTERED PROFESSIONAL ENGINEER

Bryan Muller

BRYAN S. MULLER, P.E.
CT PROFESSIONAL ENGINEER
LICENSE No. 29767

PREPARED FOR:

DR. KATHYRN BAKER

ADDRESS: *4141 MADISON AVENUE TRUMBULL, CONNECTICUT*

ACCT# 00929900

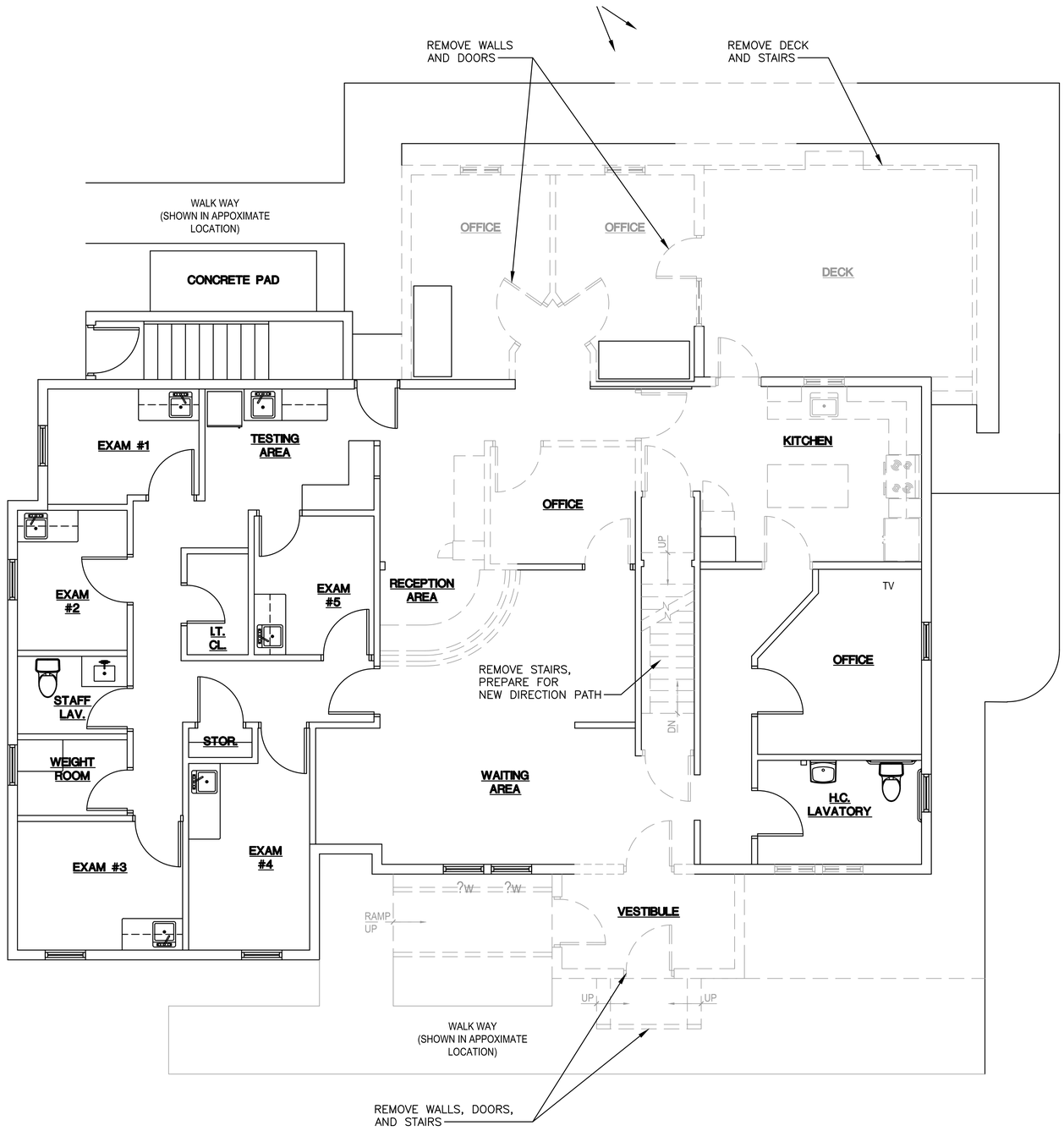
SHEET TITLE

SITE DEVELOPMENT PLAN

DATE	JULY 27, 2026
SCALE 1"=20'	JOB NO. 2026-186
DRAWN JFG	SHEET NO. 1 OF 1
CHKD. BSM	

FLOOR PLAN LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL WALL



DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ROSE •TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

4141 MADISON AVE.
TRUMBULL, CT 06611

Prepared For:

DR. KATHRYN BAKER

SHEET TITLE

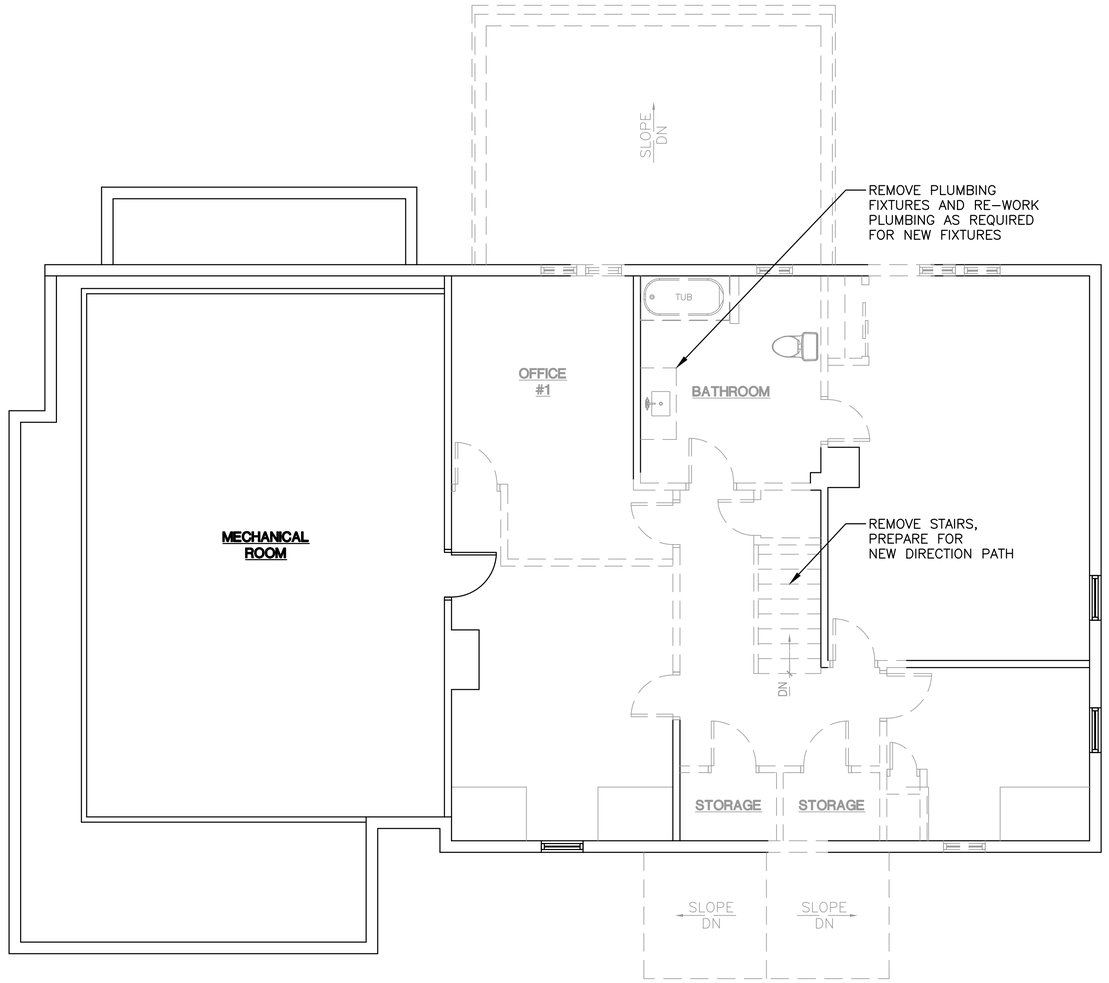
DEMOLITION FIRST FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

SEAL	SHEET NUMBER
	AD-101

FLOOR PLAN LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL WALL



DEMOLITION SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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REVISIONS			
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SHEET TITLE

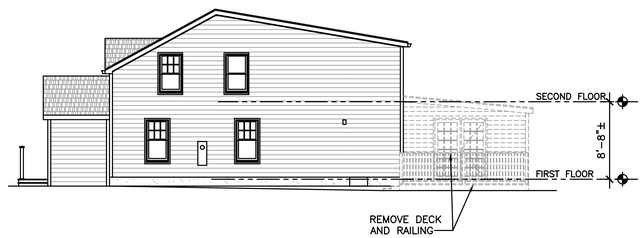
DEMOLITION SECOND FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

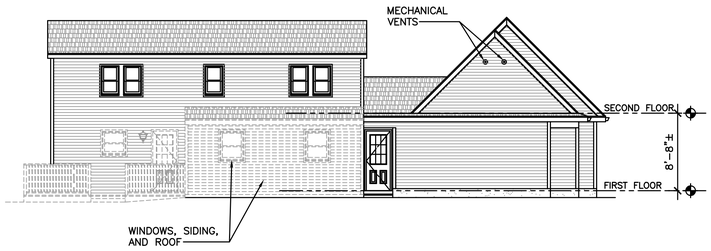
SEAL	SHEET NUMBER
	AD-102



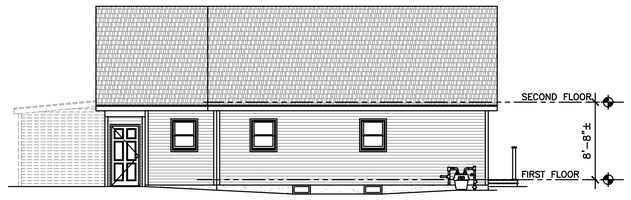
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

4141 MADISON AVE.
TRUMBULL, CT 06611

Prepared For:

DR. KATHRYN BAKER

SHEET TITLE

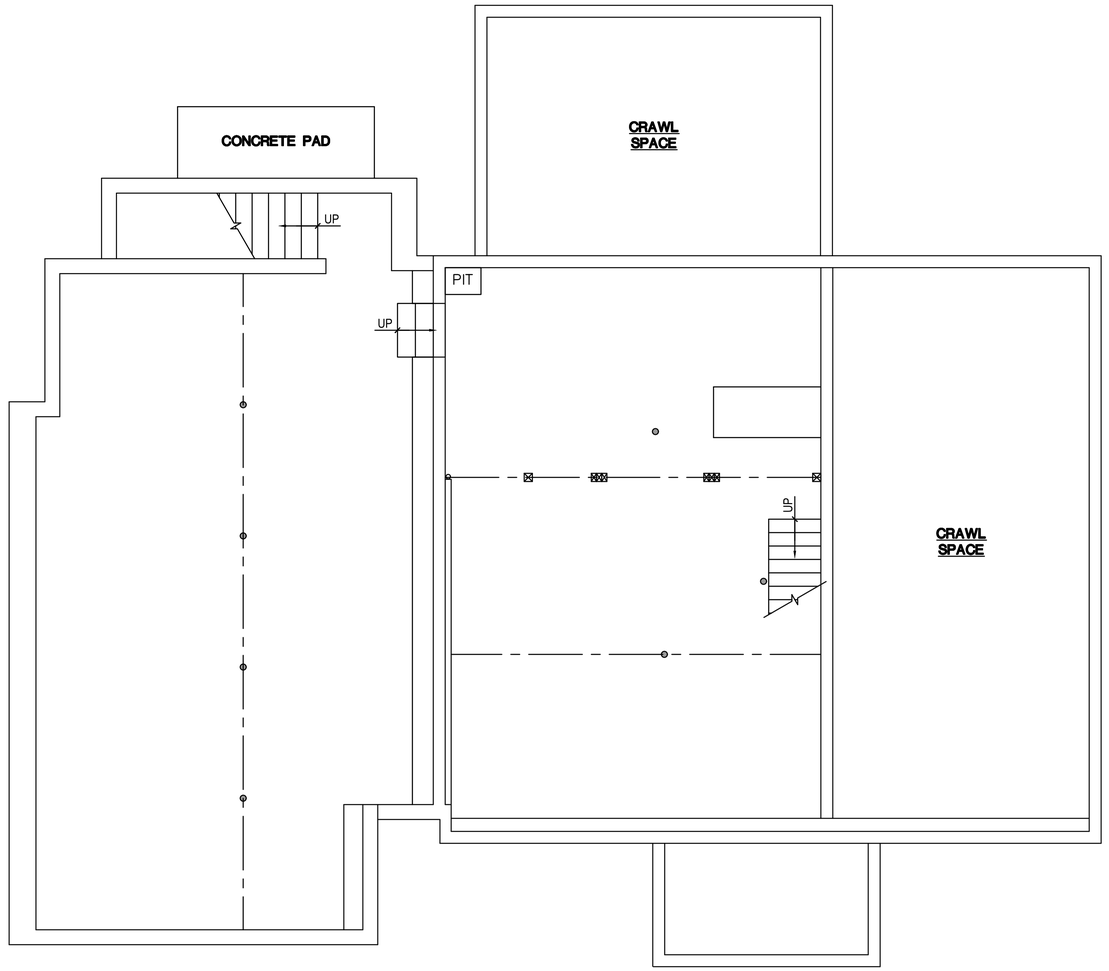
EXISTING/DEMOLITION EXTERIOR ELEVATIONS

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

SEAL	SHEET NUMBER
	AD-201

FLOOR PLAN LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL WALL



EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

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TRUMBULL, CT 06611

Prepared For:

DR. KATHRYN BAKER

SHEET TITLE

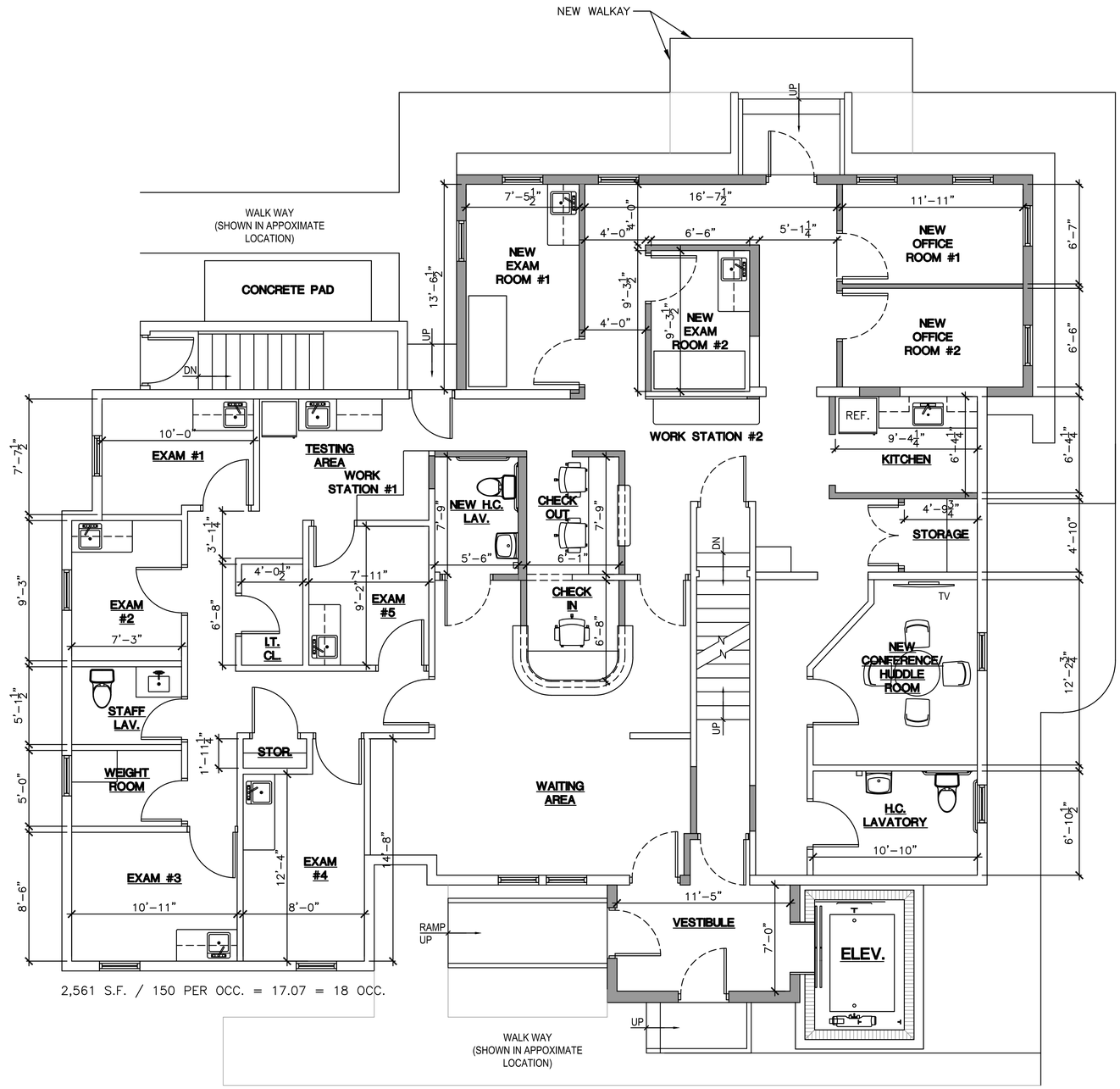
EXISTING BASEMENT FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

SEAL	SHEET NUMBER
	A-101

FLOOR PLAN LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL WALL



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ARCHITECTS • SURVEYORS • ENGINEERS

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TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

4141 MADISON AVE.
TRUMBULL, CT 06611

Prepared For:

DR. KATHRYN BAKER

SHEET TITLE

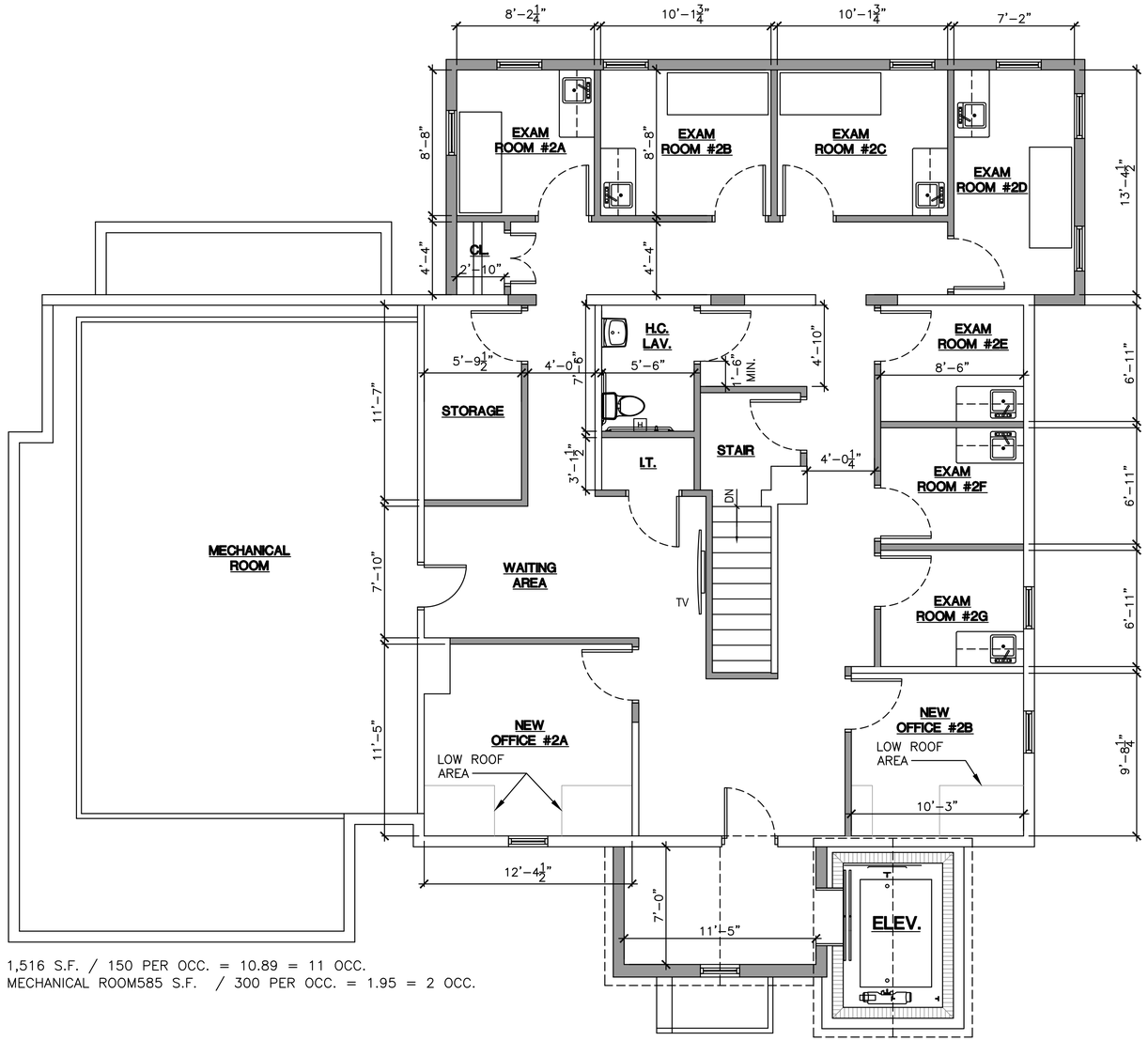
PROPOSED FIRST FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

SEAL	SHEET NUMBER
	A-101

FLOOR PLAN LEGEND:

- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL WALL



1,516 S.F. / 150 PER OCC. = 10.89 = 11 OCC.
MECHANICAL ROOM585 S.F. / 300 PER OCC. = 1.95 = 2 OCC.

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROSE •TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

4141 MADISON AVE.
TRUMBULL, CT 06611

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DR. KATHRYN BAKER

SHEET TITLE

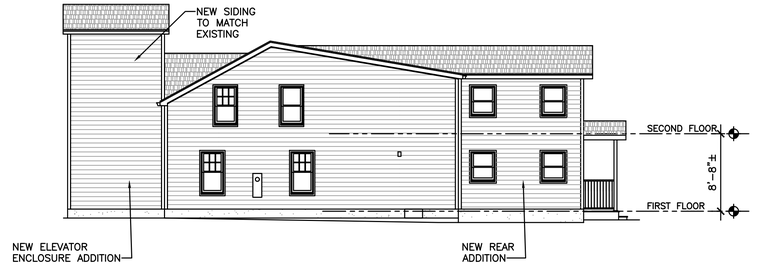
PROPOSED SECOND FLOOR PLAN

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

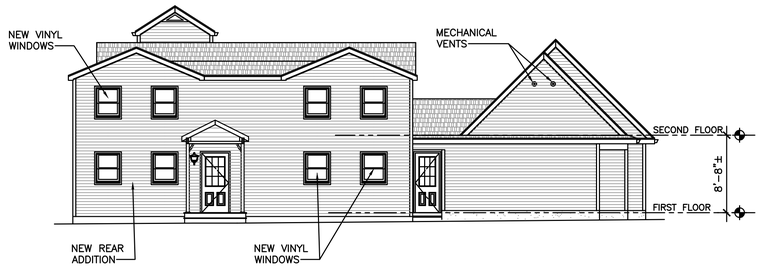
SEAL	SHEET NUMBER
	A-102



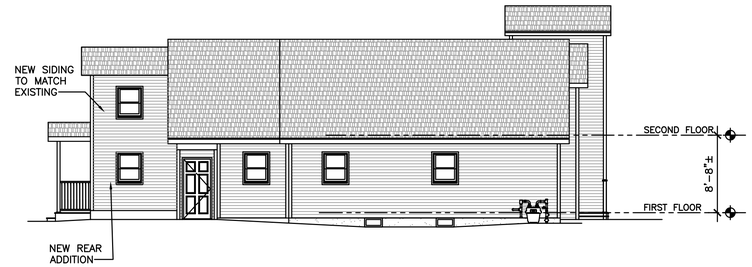
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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& CO. LLC.
ARCHITECTS•SURVEYORS•ENGINEERS

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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

MEDICAL OFFICE RENOVATIONS AND ADDITION

4141 MADISON AVE.
TRUMBULL, CT 06611

Prepared For:

DR. KATHRYN BAKER

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

DESIGNED BY: PMR	SCALE: AS NOTED
DRAWN BY: MS	DATE: 05-06-2026
CHECKED BY: PMR	PROJECT NUMBER: 2965
CAD FILE: R:/2965/ARCH	

SEAL	SHEET NUMBER
	A-201

MULLER ENGINEERING LLC

Engineering Consulting
Licensed in Connecticut

26 Widgeon Way
Greenwich, CT 06830

203-921-9059
203-965-0092 fax
Bryan.Muller@ymail.com

DRAINAGE REPORT

4141 Madison Avenue
Trumbull, CT

July 27, 2026

NARRATIVE

The subject property is located within the BC Zone and encompasses 0.53 acres. The site is currently developed with an office building, asphalt parking areas, concrete walkways, and an exterior deck. The project proposes building additions to the existing office structure and an expansion of the parking lot to create four (4) additional parking spaces.

An existing onsite drainage system collects runoff from the paved areas. This system consists of twelve (12) Cultec C100HD units, which overflow to the nearby catch basin at the adjacent intersection. The proposed improvements will result in a modest increase in impervious surface area.

To mitigate the corresponding increase in stormwater runoff, the existing subsurface system will be expanded with three (3) additional Cultec C100HD units. Temporary erosion and sediment control measures will be implemented and maintained throughout construction. Refer to the included drainage calculations and HydroCAD report for more information.

Refer to the accompanying drawing set for detailed depictions of the proposed improvements.

DRAINAGE SUMMARY

The proposed improvements meet all applicable stormwater management requirements of both the Town of Trumbull and the State of Connecticut. The proposed system improvements mitigate the minor increase in impervious area and ensure that stormwater runoff is properly managed onsite. With proper installation of the proposed measures and adherence to temporary erosion and sediment control practices during construction, the project will not create any adverse impacts to abutting properties or downstream resources

_____

Bryan S. Muller, P.E.
CT License No. 29767

DRAINAGE CALCULATIONS

Existing Conditions – Impervious Surfaces

Buildings	2,535 sf
Driveway	5,756 sf
Walks/misc.	1,140 sf

Total Existing Impervious 9,431 square feet

Proposed Conditions – Impervious Surfaces

Buildings	2,896 sf
Driveway	6,572 sf
Walks/misc.	889 sf

Total Proposed Impervious 10,357 square feet

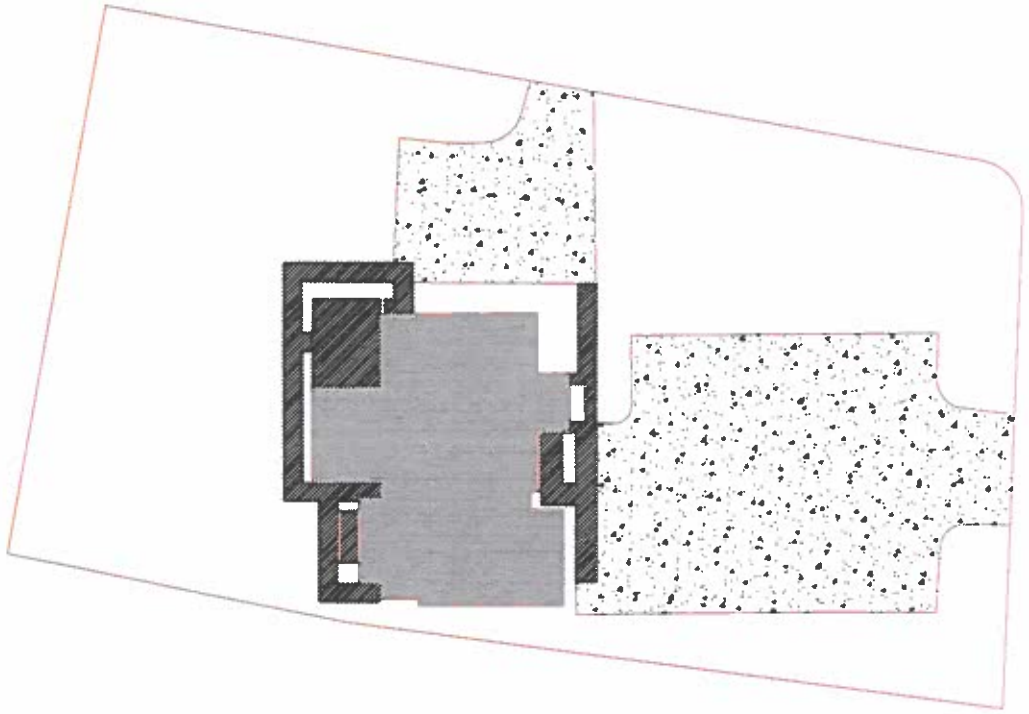
Net increase in impervious surfaces = +926 square feet

Net increase in driveway area to existing cultec system = +816 square feet

Net increase in WQV = +73 cubic feet

Proposed increase in Cultec Storage Volume = +94 cubic feet

94 cf > 73 cf. HydrocAD attached.



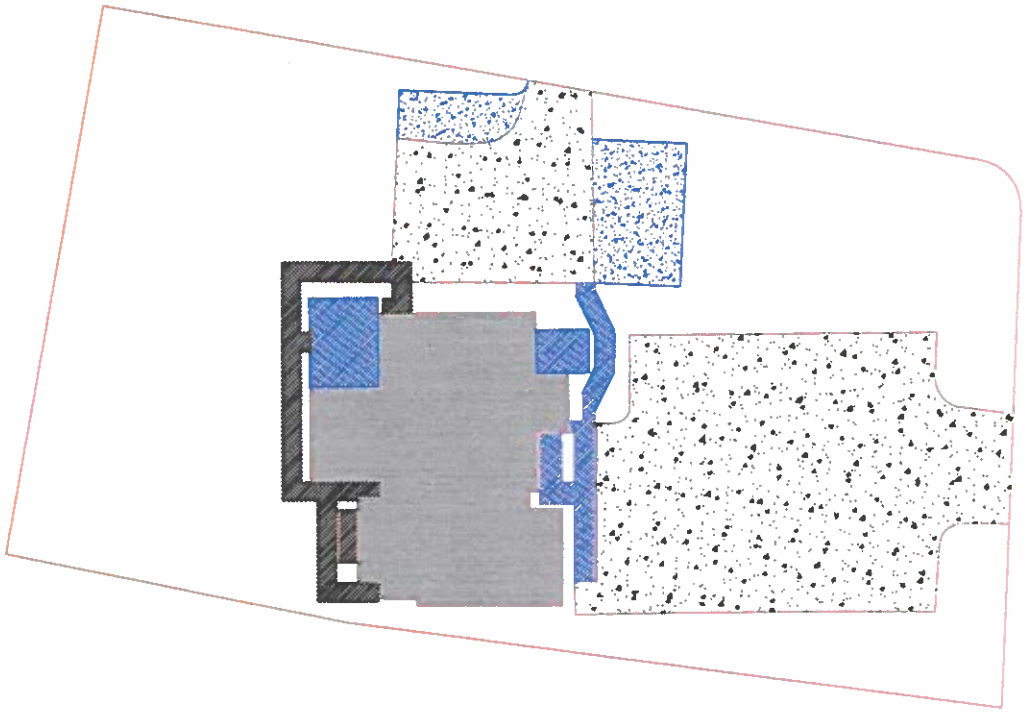
EXISTING COVERAGE

BUILDING	2535
PARKING LOT	5756
MISC	1140
TOTAL	9431

EXISTING IMPERVIOUS

4141 MADISON AVENUE
TRUMBULL, CONNECTICUT

SCALE: 1"=40' DATE: JULY 27, 2026



PROPOSED

BUILDING	2896
PARKING LOT	6572
MISC	889
TOTAL	10357

TOTAL DELTA
10357−9431=+926

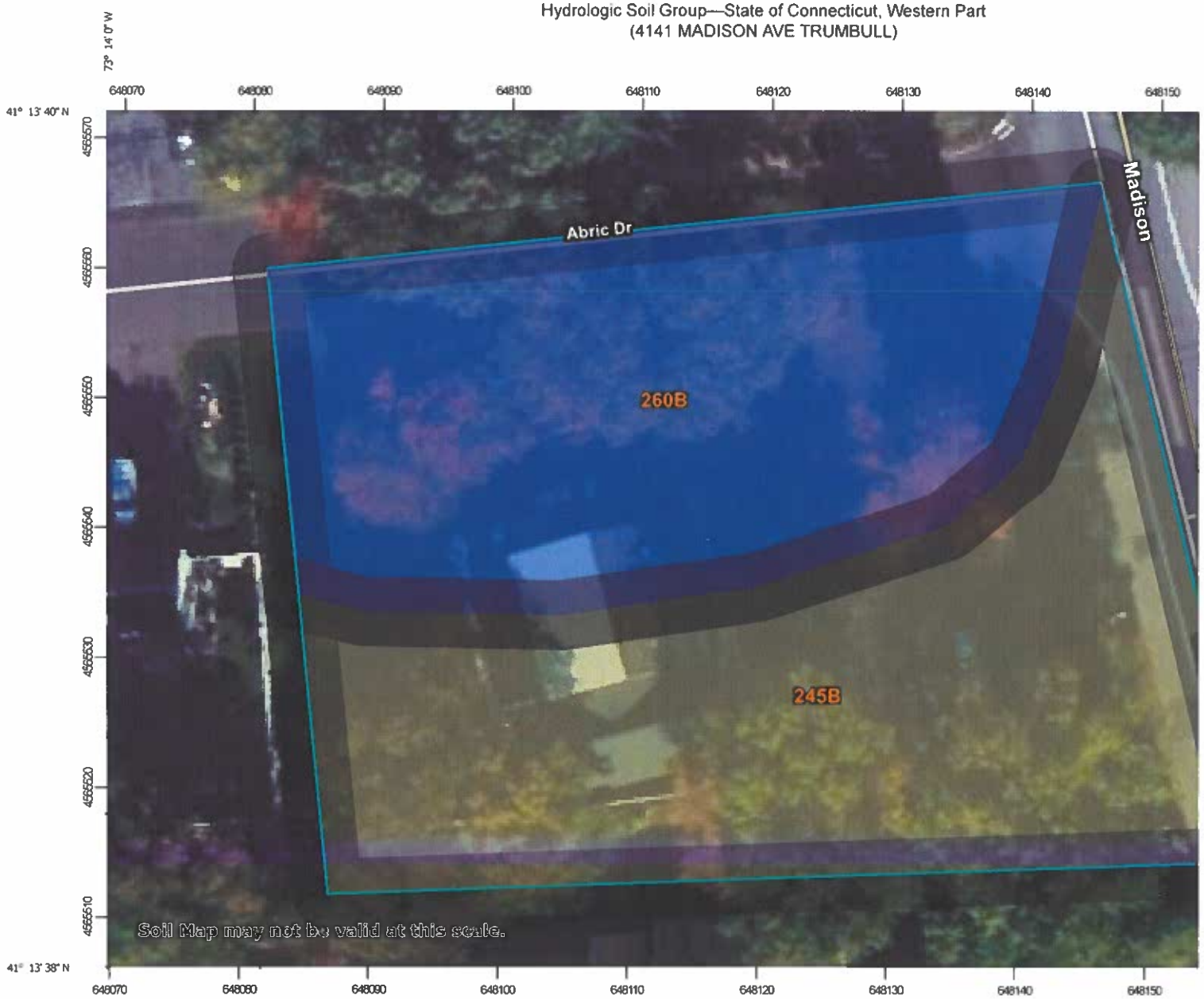
PAVEMENT DELTA
6572−5756=+816

PROPOSED IMPERVIOUS

4141 MADISON AVENUE
TRUMBULL, CONNECTICUT

SCALE: 1"=40' DATE: JULY 27, 2026

Hydrologic Soil Group—State of Connecticut, Western Part
(4141 MADISON AVE TRUMBULL)



Map Scale: 1:464 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
245B	Woodbridge-Urban land complex, 0 to 8 percent slopes	C/D	0.5	52.9%
260B	Charlton-Urban land complex, 3 to 8 percent slopes	B	0.4	47.1%
Totals for Area of Interest			0.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

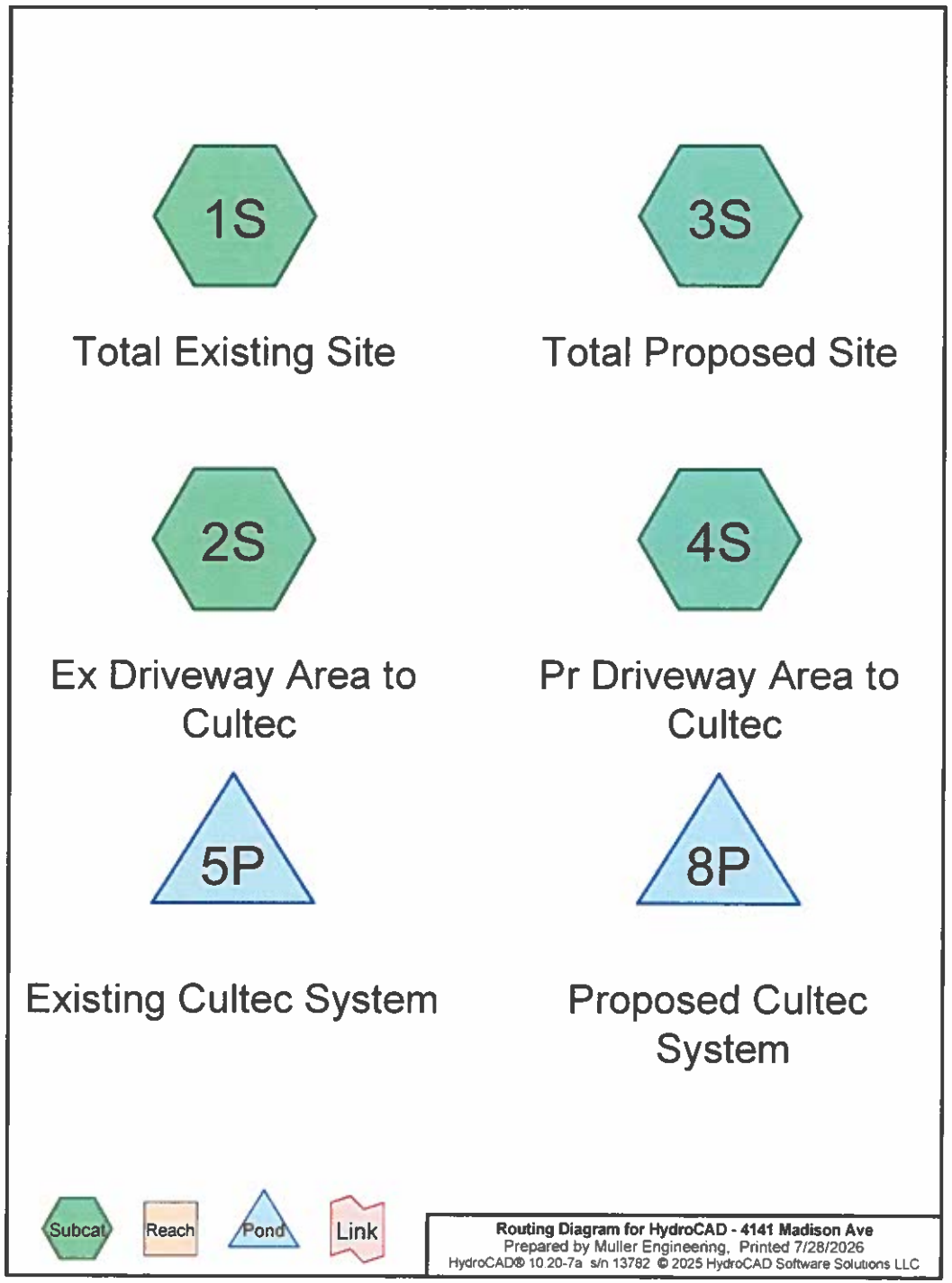
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher


1S
Total Existing Site
3S
Total Proposed Site
2S
Ex Driveway Area to Cultec
4S
Pr Driveway Area to Cultec
5P
Existing Cultec System
8P
Proposed Cultec System
Subcat
Reach
Pond
Link
Routing Diagram for HydroCAD - 4141 Madison Ave
Prepared by Muller Engineering, Printed 7/28/2026
HydroCAD® 10.20-7a s/n 13782 © 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	WQV	Type III 24-hr		Default	24.00	1	1.30	2

Summary for Subcatchment 1S: Total Existing Site

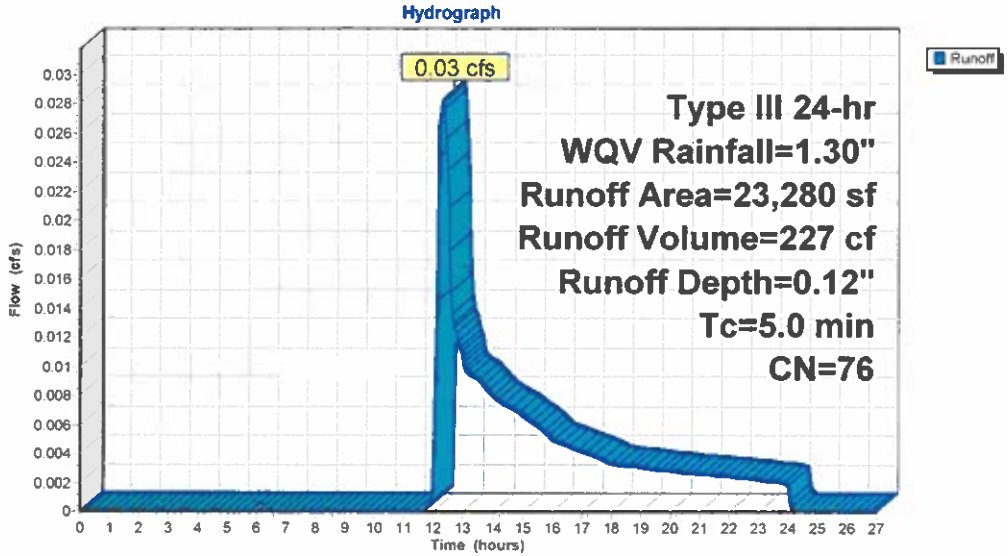
Runoff = 0.03 cfs @ 12.29 hrs, Volume= 227 cf, Depth= 0.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Type III 24-hr WQV Rainfall=1.30"

	Area (sf)	CN	Description
*	9,431	98	Impervious Area, HSG B
	13,849	61	>75% Grass cover, Good, HSG B
	23,280	76	Weighted Average
	13,849		59.49% Pervious Area
	9,431		40.51% Impervious Area

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

Subcatchment 1S: Total Existing Site



Summary for Subcatchment 2S: Ex Driveway Area to Cultec

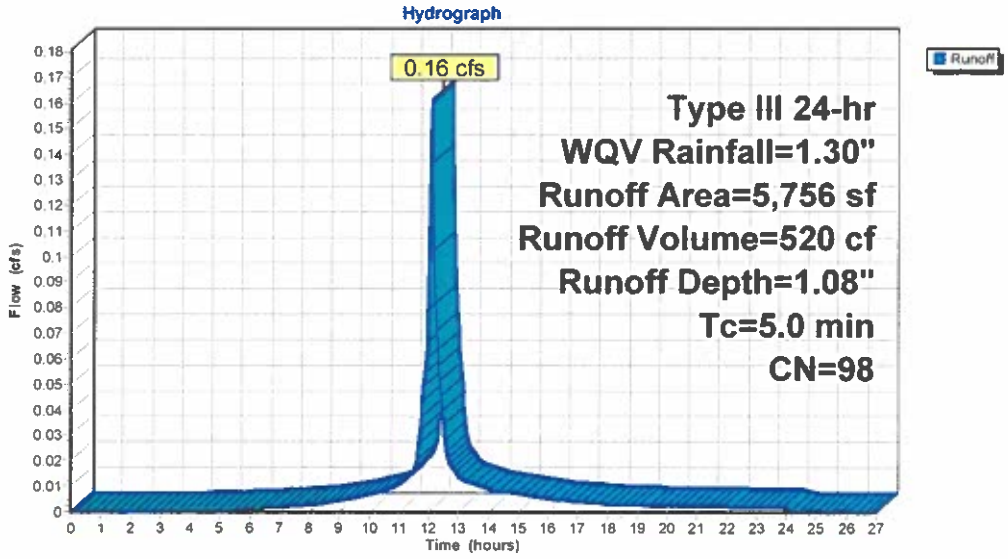
Runoff = 0.16 cfs @ 12.07 hrs, Volume= 520 cf, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Type III 24-hr WQV Rainfall=1.30"

	Area (sf)	CN	Description
*	5,756	98	Impervious Area, HSG B
	0	61	>75% Grass cover, Good, HSG B
	5,756	98	Weighted Average
	5,756		100.00% Impervious Area

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

Subcatchment 2S: Ex Driveway Area to Cultec



Summary for Subcatchment 3S: Total Proposed Site

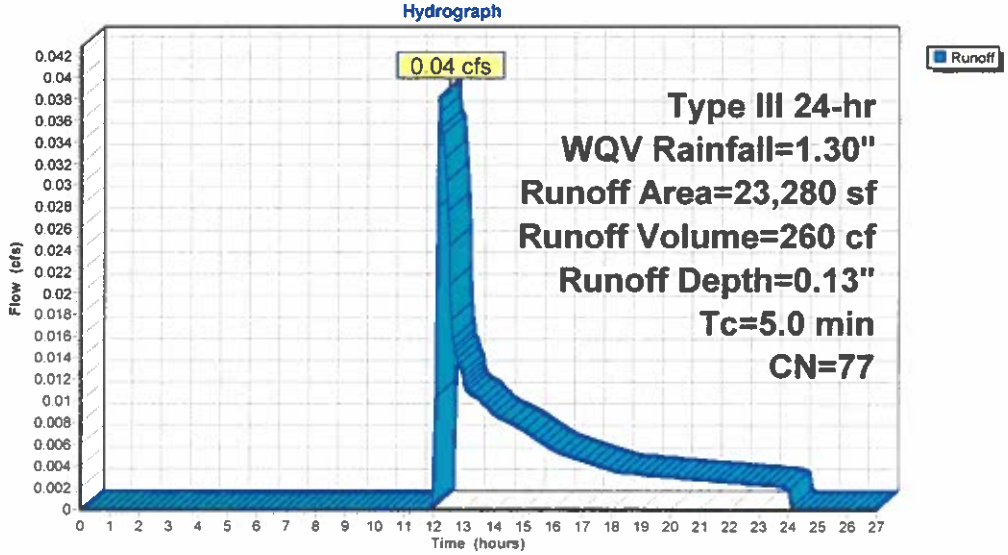
Runoff = 0.04 cfs @ 12.14 hrs, Volume= 260 cf, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Type III 24-hr WQV Rainfall=1.30"

	Area (sf)	CN	Description
*	10,357	98	Impervious Area, HSG B
	12,923	61	>75% Grass cover, Good, HSG B
	23,280	77	Weighted Average
	12,923		55.51% Pervious Area
	10,357		44.49% Impervious Area

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

Subcatchment 3S: Total Proposed Site



Summary for Subcatchment 4S: Pr Driveway Area to Cultec

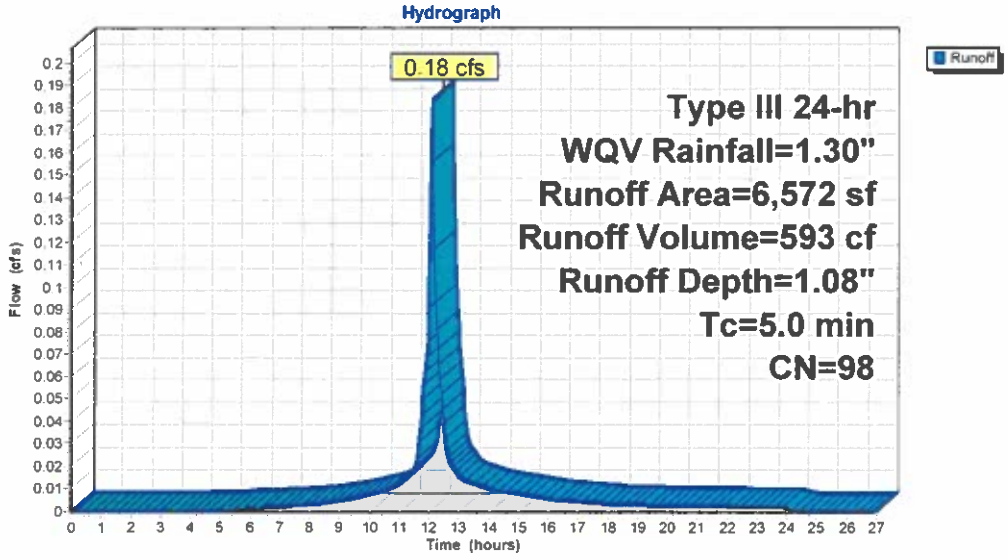
Runoff = 0.18 cfs @ 12.07 hrs, Volume= 593 cf, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Type III 24-hr WQV Rainfall=1.30"

	Area (sf)	CN	Description
*	6,572	98	Impervious Area, HSG B
	0	61	>75% Grass cover, Good, HSG B
	6,572	98	Weighted Average
	6,572		100.00% Impervious Area

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

Subcatchment 4S: Pr Driveway Area to Cultec



Summary for Pond 5P: Existing Cultec System

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Peak Elev= 0.00' @ 0.00 hrs Surf.Area= 375 sf Storage= 0 cf

Plug-Flow detention time= (not calculated)
Center-of-Mass det. time= (not calculated)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	238 cf	**15.00'W x 25.00'L x 2.04'H Field A** 766 cf Overall - 171 cf Embedded = 594 cf x 40.0% Voids
#2A	0.50'	171 cf	**Cultec C-100HD** x 12 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 4 rows
		409 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 5P: Existing Cultec System - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 4 rows

36.0" Wide + 4.0" Spacing = 40.0" C-C Row Spacing

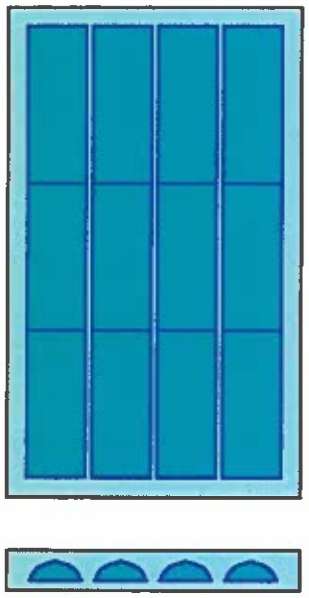
3 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 23.00' Row Length +12.0" End Stone x 2 = 25.00' Base Length
4 Rows x 36.0" Wide + 4.0" Spacing x 3 + 12.0" Side Stone x 2 = 15.00' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

12 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 4 Rows = 171.3 cf Chamber Storage

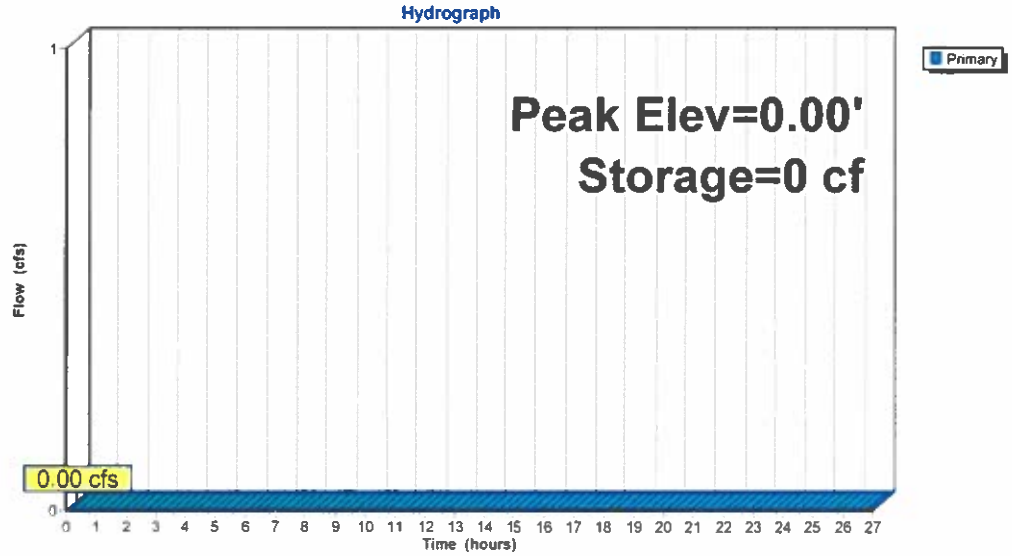
765.6 cf Field - 171.3 cf Chambers = 594.4 cf Stone x 40.0% Voids = 237.7 cf Stone Storage

Chamber Storage + Stone Storage = 409.0 cf = 0.009 af
Overall Storage Efficiency = 53.4%
Overall System Size = 25.00' x 15.00' x 2.04'

12 Chambers
28.4 cy Field
22.0 cy Stone



Pond 5P: Existing Cultec System



Summary for Pond 8P: Proposed Cultec System

Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.04 hrs
Peak Elev= 0.00' @ 0.00 hrs Surf.Area= 458 sf Storage= 0 cf

Plug-Flow detention time= (not calculated)
Center-of-Mass det. time= (not calculated)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	289 cf	**18.33'W x 25.00'L x 2.04'H Field A** 936 cf Overall - 214 cf Embedded = 722 cf x 40.0% Voids
#2A	0.50'	214 cf	**Cultec C-100HD** x 15 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 5 rows
		503 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 8P: Proposed Cultec System - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 5 rows

36.0" Wide + 4.0" Spacing = 40.0" C-C Row Spacing

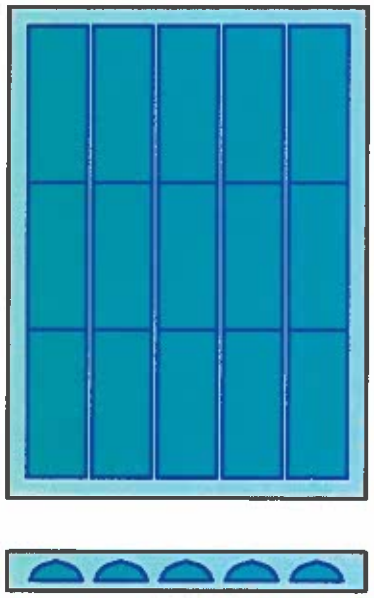
3 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 23.00' Row Length +12.0" End Stone x 2 = 25.00' Base Length
5 Rows x 36.0" Wide + 4.0" Spacing x 4 + 12.0" Side Stone x 2 = 18.33' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

15 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 5 Rows = 214.1 cf Chamber Storage

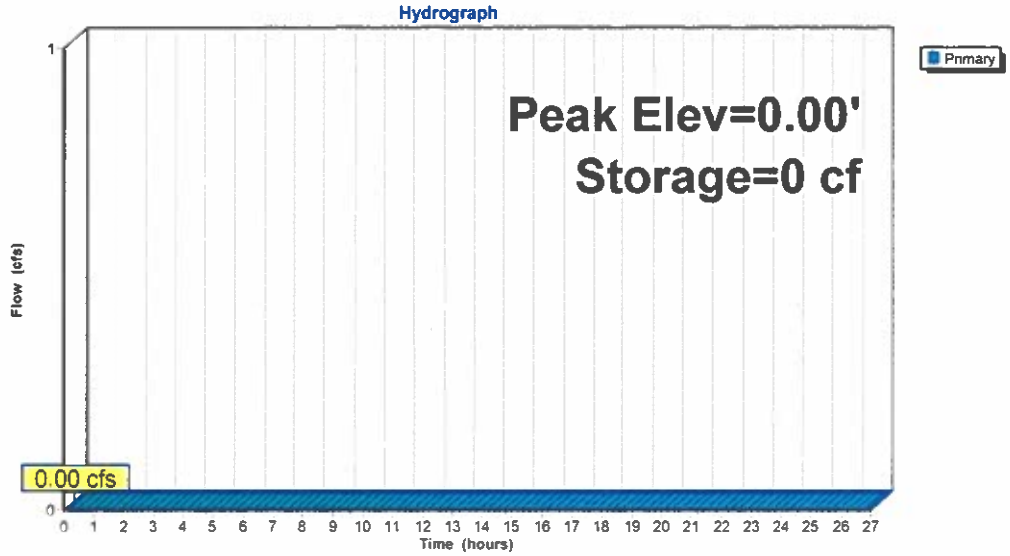
935.8 cf Field - 214.1 cf Chambers = 721.7 cf Stone x 40.0% Voids = 288.7 cf Stone Storage

Chamber Storage + Stone Storage = 502.7 cf = 0.012 af
Overall Storage Efficiency = 53.7%
Overall System Size = 25.00' x 18.33' x 2.04'

15 Chambers
34.7 cy Field
26.7 cy Stone



Pond 8P: Proposed Cultec System



Staples

Low price. Every item. Every day.
Store No: 0727
3 Armstrong Road
Shelton, CT, 06484
(203) 225-7755

262626 00 026 48196

Receipt #: 48196 07/29/2026 09:52
SALE

Qty	Pages	Description	Amount
2	40	Print From Email - 2821516 - Letter 8.5 x 11" - Color (32 pages) - Black & White (8 pages)	28.48

SubTotal	28.48
Standard Tax 6.35%	1.81
Total	USD $ 30.29

Visa #:**********8991 [T]
VISA CREDIT
Contactless
Auth No.: 03186D
Mode: Issuer
AID: A0000000031010
TVR: 0000000000
IAD: 06011203A00000
TSI:
ARC: 3030
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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 Revise Article VIII Uses Prohibited in All Zones

Date: July 10, 2026

The proposed text amendment revises Article VIII Uses Prohibited in All Zones to make the existing prohibition on Cannabis Establishments permanent.

The Trumbull Town Council voted unanimously to prohibit Cannabis Establishments. This text amendment is required to make the Trumbull Zoning Regulations consistent with the Trumbull Town Ordinances.

AMENDMENTS TO TOWN OF TRUMBULL ZONING REGULATIONS:

ARTICLE VIII (USES PROHIBITED IN ALL ZONES).

Article VIII USES PROHIBITED IN ALL ZONES, is amended by adding the following:

- **16. Prohibition of Cannabis Establishment.** Cannabis Establishments, including any related buildings, structures and uses, are prohibited in all zones in the Town of Trumbull.

July 22nd, 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: **Text Amendment to Revise Article VIII Uses Prohibited in All Zones**

Dear Mr. Garrity,

The Connecticut Metropolitan Council of Governments (MetroCOG) is in receipt of the zoning text amendment received July 22nd, 2026.

The proposed text amendment makes the existing prohibition on Cannabis Establishments permanent and aligns Trumbull Zoning Regulations with Trumbull Town Ordinances.

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