

**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
COMMISSION**

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION
RE: SPECIAL MEETING – **THURSDAY, SEPTEMBER 24, 2020**

The Planning and Zoning Commission will hold a Special Meeting on Thursday, September 24, 2020 at 7:00 p.m. via videoconferencing.

AGENDA

PUBLIC HEARING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **5065 and 5085 Main Street:** Applicants, K&K Developers, Inc., Trumbull Shopping Center #2, LLC and WEA CT Houses LLC are requesting a Special Permit with a site plan to allow a proposed 260 unit multi-family residential community and associated site improvements pursuant to Art. II, Sec. 3.4, of the Town of Trumbull Zoning Regulations. **File #20-04** (*Continued from PZC July 15, 2020 Special Meeting, August 19, 2020 Regular Meeting and September 3, 2020 Special Meeting*).

Join the meeting online:

<https://zoom.us/j/96976043924?pwd=OGVmNW1Jczh6SkIMWwNVaTEveng2Zz09>

Webinar ID: 969 7604 3924

Password: 225591

Join by telephone:

(312) 626-6799 or (833) 548-0276 (Toll Free)

Webinar ID: 969 7604 3924

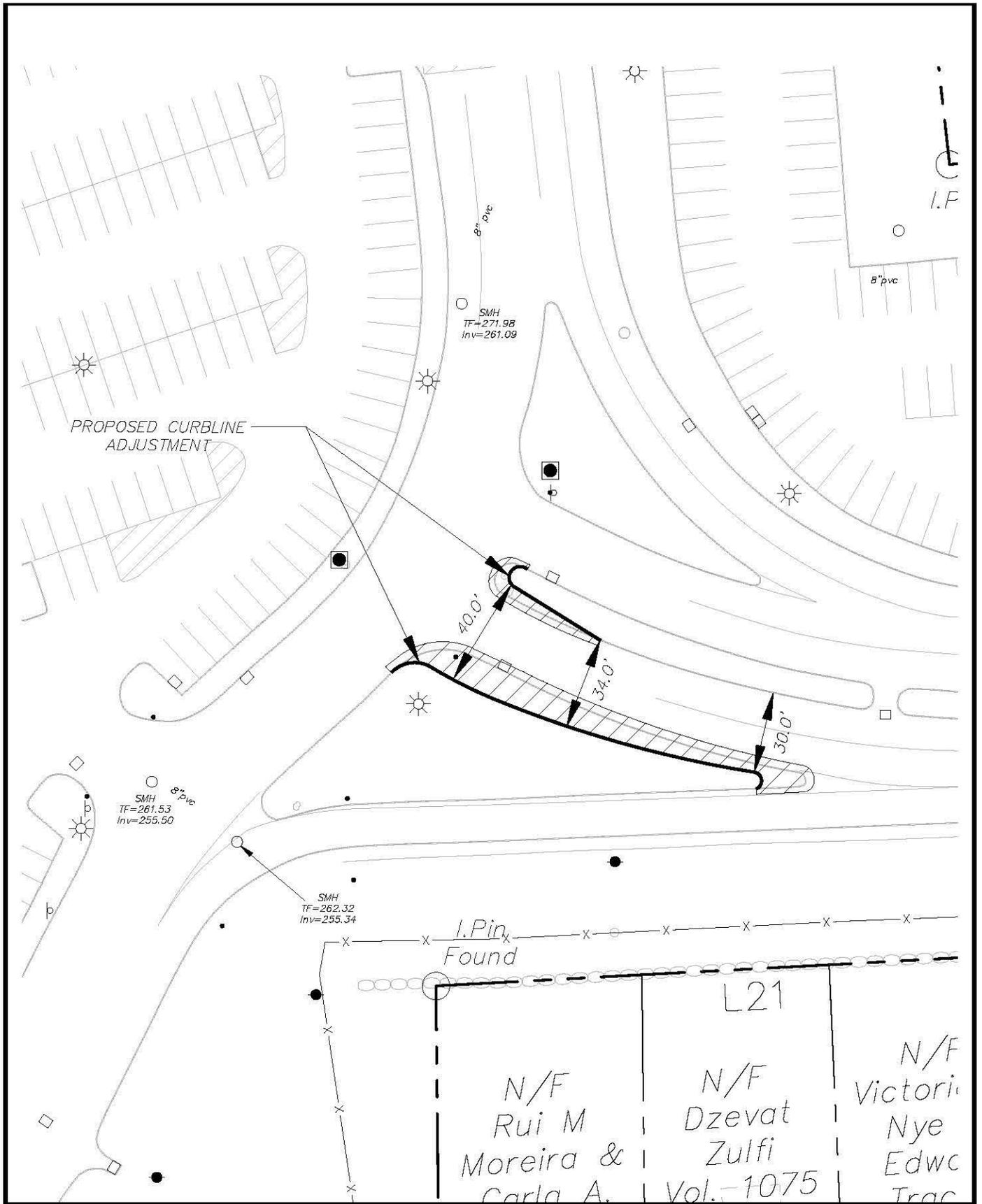
Dated at Trumbull, CT this 16th day of September, 2020.

By: Linda Finger, Clerk

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

***Note for documents posted to the Town website: Only new documents submitted since the September 3, 2020 Special Meeting are included and posted with this Agenda for the September 24, 2020 Special Meeting. In order to view all documents submitted for File #20-04, please also see the Agendas posted for the July 15, 2020 Special Meeting, the August 19, 2020 Regular Meeting and the September 3, 2020 Special Meeting as well as the September 3rd minutes.*

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



**WESTFIELD TRUMBULL MALL
PROPOSED TRAFFIC IMPROVEMENTS
TRUMBULL, CONNECTICUT**

SCHEMATIC, NOT TO SCALE, SEPTEMBER 18, 2020

FIGURE 1

**K&K Developers, Inc., Trumbull Shopping Center #2, LLC and WEA CT Houses LLC
Responses to P&Z Commission's Questions
September 3, 2020 Public Hearing**

The Applicants are pleased to offer the following responses to the questions posed by members of the Trumbull Planning & Zoning Commission during the September 3, 2020 portion of the public hearing. The Applicants' response is set forth below immediately after the question.

Commission Questions:

Commissioner Silber:

Q: Will there be bollards or similar to discourage walkers utilizing the path along Main Street from crossing the main site driveway near the path and encouraging them to use the proposed sidewalks?

A: Yes, please see revised Sheets SK-1 and SP-1 depicting low plantings in the area where the walking path intersects with the main site driveway, thereby encouraging use of the crosswalk near the central traffic circle.

Q: Is it possible to raise the Main Street berm 2-3 feet to provide additional screening?

A: No. The proposed elevation of the parking area on the west side of the berm is lower than the elevation of Main Street. As a result, the difference in grades, together with the proposed berm, will shield all views of the parking area from drivers on Main Street.

Q: Will we maintain existing southerly crosswalk along ring road?

A: Yes. Considerable thought was given to the best placement of the southerly crosswalk adjacent to the satellite parking area. Sheets EX-1 and SP-1 depict relocating the southerly crosswalk a bit to the north to give drivers making the turn onto the ring road from the main access drive more time to react to pedestrians in that crosswalk. In addition, the crosswalk was given the same treatment as the original crosswalk further north: stamped asphalt, flashing beacons, and pedestrian lighting bollards have also been added. The result is that the treatment of the two crosswalks together form a "pedestrian zone" that will reduce drivers' speed in that area and better alert them that pedestrians may be crossing the ring road.

Q: Is it possible to extend the walkway around the community along the site's northern boundary?

A: Walkers reaching the northern terminus of the path can simply cross over to the sidewalk on the northern side of the northeast building to access the internal network of sidewalks.

Commissioner Chory:

Q: If guest arrives at gate and has a problem with access, is there a way to contact community manager or other point of contact on-site?

A: The community will be staffed with at least one on-site manager 24 hours per day, but he or she will not be readily available at all times. Guests need to be admitted by the resident that

they are visiting. If that resident is not available to admit the guest, there is ample room for the guest to turn around and leave the gate area. The applicants have extensive experience owning and operating gated multi-family communities across the country and have not experienced any issues or concerns with guests' inability to gain access to a community.

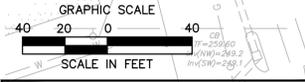
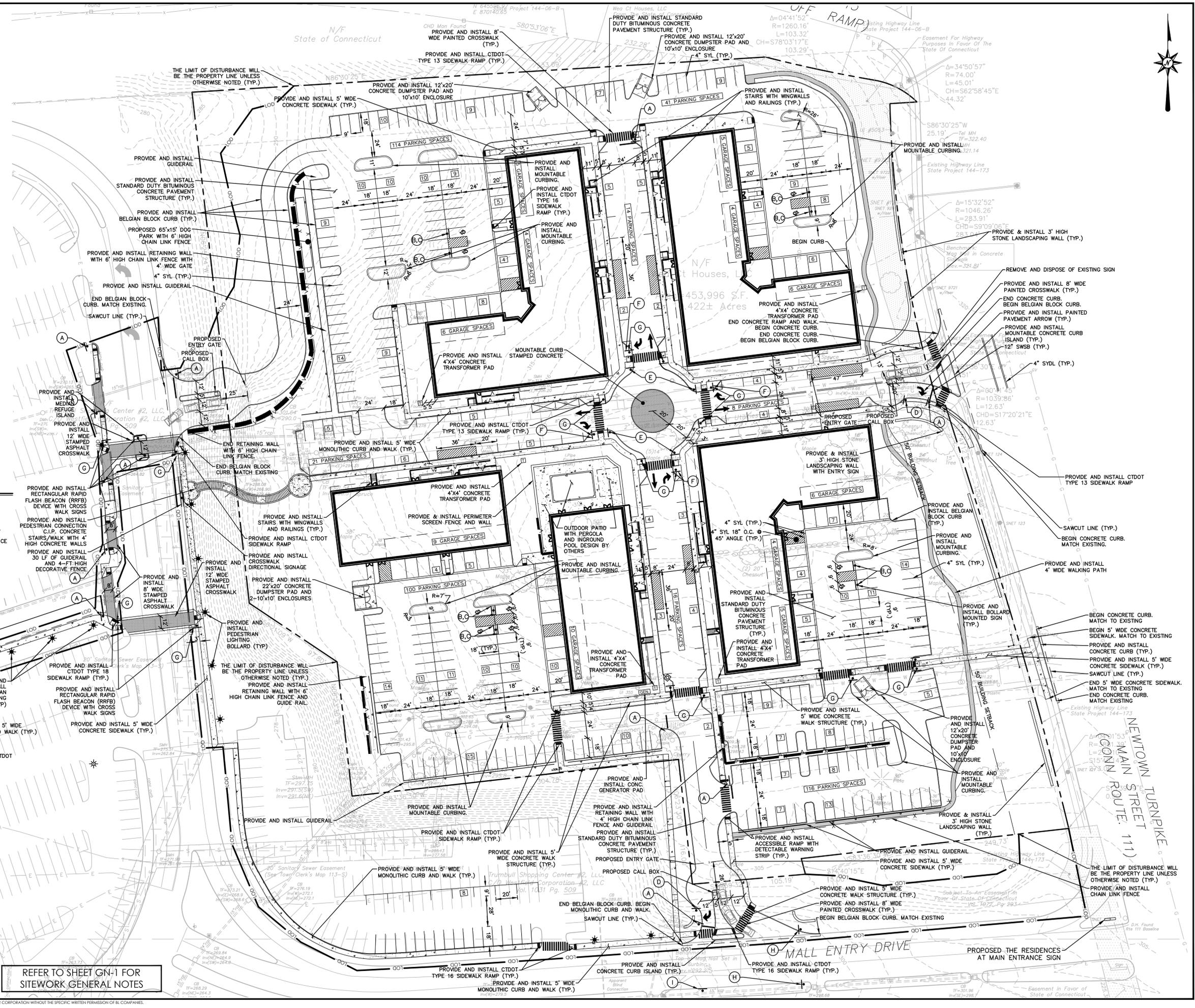
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	30"
B	31-0629	
C	31-0648	
D	31-1619	
E	31-0523	
F	41-4672 41-4670	
G	41-4811	
H	31-1109	
I	31-1177	

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

SITE LEGEND

	LIMIT OF DISTURBANCE
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED CHAIN LINK FENCE
	PROPOSED GUIDE RAIL
	PROPOSED CONCRETE
	PROPOSED SAWCUT LINE



NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY REFER TO SHEET GN-1 FOR SITEWORK GENERAL NOTES



355 Research Parkway
Meriden, CT 06450
(203) 230-1406
(203) 230-1515 Fax



ROSE EQUITIES
Owner-Builders since 1949



THE RESIDENCES AT MAIN
K & K DEVELOPERS, INC.
5085 MAIN STREET
TRUMBULL, CONNECTICUT

REVISIONS

No.	Date	REVISIONS
1.	6/30/2020	REVISED PER STAFF COMMENTS
2.	8/10/2020	REVISED PER STAFF COMMENTS
3.	8/19/2020	REVISED CROSSWALK LOCATION

Designed	A.T.K.
Drawn	A.T.K.
Reviewed	J.J.S.
Scale	1"=40'
Project No.	1800513
Date	05/28/2020
CAD File:	SP180051301

SITE PLAN

Sheet No. **SP-1**

11/10/2020: J.SCHWITZ, CIVIL ENGINEER, LICENSE NO. 180051301, DWG: SP-1, 2403X, 40C.
 © 2020 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

The Residences at Main - Trumbull, C.T.

Hello, My name is Ross Michael Kleist and I'm a REALTOR® and neighboring resident of Trumbull, C.T. I would like to express my full support of the pending development of The Residences at Main.

This project is a wonderful and welcome addition to the Trumbull community. The time is well overdue for this type of complex to be built in town. This will not only create jobs for those working on the project, but also for those to run the facility. Then there are the people like me who list and sell the real estate, to an extremely successful market we have not seen for the past 20 or so years.

What better way to not only offer more attractive and affordable rental homes in Trumbull, but also to drive the profitability of the adjacent Trumbull Mall. We all know as a whole the retail market has been struggling, there is no question that now is the time to get behind this development project to house residents, along with the increased traffic at the mall it desperately needs. These folks will not only have the opportunity to shop, but also have the potential to earn income right next door.

The impact on traffic would be extremely low, especially since they have in the past received heavier impact from the Trumbull Mall's glory days. Besides the fact, the Trumbull residents have a custom to a little for traffic in general, especially if they are working in Stamford. I can tell you first hand, the flow of traffic wouldn't shift much, as it seems with the transition of more remote jobs, less traffic has been on the road in general, and it really won't be making a come back.

Trumbull has extremely limited options for people to rent. There is only one other complex that comes up in a search. The only other option is to rent private homes. It would be much better and stable for current residents and newcomers to get settled into a defined, affordable rental complex.

The developers in this project are doing everything they can to ensure these only add to the architectural beauty of Trumbull. They also have taken into account what New Englanders needs are by having garages built right into the residences.

The town government officials will be happy to know that this will add over a million dollars in property taxes. What other kind of establishment that offers this much would do that?

I am requesting the Planning and Zoning Team to please support this project and let the land developers continue with this erection of these beautiful buildings for Trumbull residents.

Thank you for your time and consideration.

Sincerely,
Ross Michael Kleist

ROSS MICHAEL KLEIST - res0813149
REALTOR® - coldwell banker realty
2 corporate dr
trumbull ct 06611
c 203.716.1938
f 203.452.1848
kleist@homemail.com
rosskleist.cbintouch.com

To whom it may concern,

The proposed apartment complex at the mall in Trumbull is essential to the mall's future. As retailers struggle to compete with online competitors, residential units have become a critical piece of the formula. We need Westfield Trumbull to succeed, so I support The Residences at Main.

Sincerely,

Matt Kuroghlian

[Sent from Yahoo Mail for iPhone](#)

Via email

September 22, 2020
Revised September 23, 2020

Mr. Robert Librandi
Trumbull Town Planner
Town Hall
5866 Main Street
Trumbull, CT 06611

Re: 5085 Main Street
The Residences at Main, Proposed Residential Development

Dear Mr. Librandi:

In response to regulatory comments regarding the proposed stormwater management system, and more particularly, the pre-development stormwater model, the following information was provided to, and reviewed with Town staff, who concurred with the findings.

The proposed stormwater collection and treatment system has been designed to comply with the Town of Trumbull Zoning Regulations Section 5.3.3.A.2 which requires “no increase in the post development peak flow rate from the site under conditions up to and including the 100-year frequency design storm”, and Section 5.3.3.A.3 which requires “zero incremental runoff”. The following charts provide results that demonstrate compliance.

Analysis Point	Peak Flows (CFS)			
	2-yr	10-yr	25-yr	100-yr
Existing DA-100	6.28	13.82	18.83	26.75
Proposed DA-100	4.19 (-33.3%)	13.21 (-4.4%)	17.90(-4.9%)	24.72(-7.6%)
Existing DA-200	6.08	11.35	14.66	19.75
Proposed DA-200	3.77(-38.0%)	10.87(-4.2%)	13.84(-5.6%)	17.89 (-9.4%)
Existing DA-300	9.01	15.94	20.23	26.79
Proposed DA-300	8.15(-9.5%)	15.21(-4.6%)	19.19(-5.1%)	24.64(-8.0%)

(XX% - reduction in peak flow between predevelopment and postdevelopment)



Year Storm	Existing Volume of Stormwater Runoff (CF)				Proposed Volume of Stormwater Runoff (CF)			
	EDA-100	EDA-200	EDA-300	TOTAL	PDA-100	PDA-200	PDA-300	TOTAL
2	36,127	22,864	35,818	94,809	26,482	19,916	34,011	80,409(-15.2)
10	79,161	44,532	67,044	190,737	67,727	44,782	66,326	178,835(-6.2%)
25	109,046	58,906	87,461	255,413	96,327	61,487	87,580	245,394(-3.9%)
100	157,779	81,766	119,687	359,232	142,563	87,989	121,147	351,699(-2.1%)
	TOTAL			900,191	TOTAL			856,337 (-4.9%)

(XX% - reduction in volume between predevelopment and postdevelopment)

Further, the stormwater management system has been designed to comply with the standards of Trumbull’s Administrative Policy for Stormwater Management and Drainage Design Standards, effective January 1, 2014.

Should you require additional information, please feel free to contact me at 203-608-2514.

Sincerely,

John Schmitz
Senior Engineer II

Good Morning,

I'm in support of the apartment development at the mall. I realize I am just one citizen but I think the school concerns are overblown, and while I don't think this apartment unit will help struggling retailers significantly, I do believe the apartments could be the lever that speeds up, in a positive way, the mall's transition to what malls are trying to become, which is entertainment, recreation as well as shopping destinations.

The mall is a significant taxpayer in our community and we should support what is a reasonable proposal.

Sincerely,

Pat Borghesan
11 Scattergood Circle
Trumbull, CT