

**Town of Trumbull  
CONNECTICUT**

**Planning and Zoning  
Department**  
Telephone (203) 452-5044  
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**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, 2020**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, August 19, 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**

**REGULAR MEETING**

**ACCEPTANCE OF MINUTES**

Acceptance of the Minutes from the June 17, 2020 Planning and Zoning Meeting

Acceptance of the Minutes from the July 15, 2020 Planning and Zoning Special Meeting

Join the meeting online:

<https://zoom.us/j/92429540076?pwd=VUFqWTZ4Tm9PMXhZMjJjNTBqUDIzd09>

Webinar ID: 924 2954 0076

Password: 708270

Join by telephone:

(301) 715-8592 or (833) 548-0276 (Toll Free)

Webinar ID: 924 2954 0076

Dated at Trumbull, CT this 13th day of August, 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 July 15, 2020 Special Meeting are included and posted with this Agenda for the August 19, 2020 Regular Meeting. In order to view all documents submitted for the July 15, 2020 Special Meeting, please see the Agenda posted for that meeting.*

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



## Town of Fairfield

Sullivan Independence Hall  
725 Old Post Road

Fairfield, Connecticut 06824  
Engineering Department

(203) 256-3015  
FAX (203) 256-3080

August 11, 2020  
Trumbull Planning and Zoning Commission  
Town Hall  
5866 Main Street  
Trumbull CT 06611

Re: 5065 and 5085 Main Street- "The Residences on Main"  
260 unit proposal File # 20-04

Dear Mr. Garrity:

As you are aware, the Town of Trumbull received almost 8 inches of rain in a 5 hour period on September 26, 2018. This storm and associated runoff created severe flooding of structures and properties located downstream within the Rooster River Watershed. Other past events, which occurred in 2007, 2006, 2004 early 1990s, 1980s etc., resulted in property loss, damage to homes and even a death. The Town of Trumbull, Town of Fairfield and City of Bridgeport experiences flooding in the Rooster River Watershed during short intense storms or stalled systems that drop heavy rain over the long duration. Runoff from the upper reaches of the watershed contribute to downstream flooding, hence any additional runoff will cause adverse impacts but in the same token, providing detention or stormwater storage helps reduce flooding potential.

Unfortunately, major developments in Trumbull, Fairfield and Bridgeport were built prior to stormwater detention requirements and were built with no consideration for downstream flooding impacts. This includes the Trumbull Mall and surrounding areas.

The Town of Fairfield has hired Private Consulting Engineering Firm (Milone & MacBroom) to design detention sites for the Rooster River watershed, and to seek "other" detention opportunities in the watershed. The development of this site represents an excellent opportunity for detention and additional detention mitigation to help reduce but obviously not eliminate flooding downstream.

The Town of Fairfield Engineering Department comments consist of emphasizing the need for ADDITIONAL detention, no net runoff AND an improvement of drainage conditions being that these original developments lacked detention.

The Town of Fairfield Dept. agrees with Town of Trumbull concern of the concept of using high existing curve numbers to reflect 1964 conditions, we feel the existing conditions should be "grass" or "undeveloped".

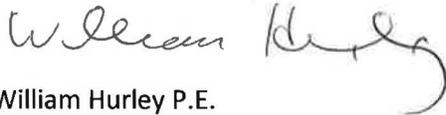
The Town of Fairfield is concerned with current detention proposal and from cursory review it seems that additional detention is necessary.

The Town of Fairfield is hoping to work with the Developer/Applicant for reducing proposed runoff conditions and perhaps grant potential easement areas for future detention projects.

Detention for the upper reaches of the watershed benefit all property owners downstream in the Town of Trumbull, City of Bridgeport and Town of Fairfield. This is a regional problem and the Towns of Fairfield, Trumbull and City of Bridgeport have been working together to help alleviate this flooding problem and will continue to do so. An example of this cooperation is the designing of detention areas at the Fairchild Wheeler Golf Course owned by Bridgeport but located in the Town of Fairfield.

The Town will not issue any other unrelated comments for other aspects of the application/proposal just the hydrologic/drainage concerns as this proposal effects thousands of people.

Thank you so much for your time and efforts,

A handwritten signature in black ink, appearing to read "William Hurley". The signature is written in a cursive style with a large, sweeping flourish at the end.

William Hurley P.E.  
Engineering Manager

Stantec stated after the year 2000, 100 units results in 9.8 children. This means that the proposed 260 units would result in 25 students. Applying this calculation to all 340 Avalon units would result in 32 students. Currently there are approximately 150 students coming from Avalon.

Adjusting Stantec's calculations to reflect the reality of Avalon, the proposed 260 units would impact the Trumbull school systems by 115 students. Each student cost \$17,000 to educate, resulting in an additional \$2MUSD required to properly support these student, which excludes additional responsibilities and costs of our emergency departments. The projected total tax revenue increase is \$1.4MUSD. Our budget will not be balanced.

Additionally, given the current global think, of the 260 units, are any of these promised to be affordable housing units? It would be proper to ensure that individuals and families from all social, economic, and political backgrounds are able to consider one of these as a potential home.

Lastly, this project is in close proximity to Bridgeport, and I would strongly encourage Trumbull to be good neighbors, and communicate with Bridgeport to gather their opinion and how it would impact their city.

In conclusion, I believe more time is required to perform a proper diligence to ensure the plan chosen is the best one for both the Mall and Trumbull.

Thank You,

Steve Choi  
Jane Ryan '93  
Madison Middle School '96  
Trumbull High School '00

Hello

If we have questions in regards to tonight's meeting , do we address them here or on the zoom ?

1- If unable to fill at \$2500. per 2 bedroom , will they allow sec 8 / low income housing ?

2- Why was Costco denied ???

That option encouraged jobs & Trumbull shopping , Stew Leonards would've been a nice option as well .

Both, in my opinion , would be better received & enhance the area at a limited hours of operation , utilization of space with less offense & convenience for Trumbull residents .

3. Sell to Sacred Heart or UCONN .... education remains key. Affordable is essential for all to thrive.

Best of Luck

Alison Corda

Taxpayer & local nurse

TO: Trumbull Planning & Zoning Commission

FROM: Wesley A. Galloway  
65 Bonnie View Drive  
Trumbull

DATE: July 27, 2020

RE: Comments and concerns regarding the proposed Main Street apartment complex next to the Trumbull mall.

Having listened to the previous P&Z commission meeting, and a previous presentation by the developer, I have the following comments and concerns regarding the apartment complex as currently proposed:

- At a height of 55 feet (58?), the project is greatly out of character with the neighborhood. It will *overwhelm* the landscape. It will even exceed most of the mall's height. Notably, the developer has NOT presented street level renderings of the property, including berms and vegetation, as seen from street level on Main Street. Such renderings should be required, along with street-level photographs of housing on the other side of the street, so the P&Z commission can make a fully informed decision.
- There are several ways the height and visual impact of this proposed apartment complex could be reduced, including the following:
  - Foremost, the project should be limited to 3 stories, not 4! Some of the reduction in units could be made up for by putting apartments where garages are currently planned. Those currently planned garages could be built elsewhere in the parking area. If needed, a sixth building could be added.
  - Buildings 1, 2, 3, and 4 should be moved 25–30 feet *farther back and away* from Main Street than currently proposed. By so doing, the natural slope of the property will further reduce the height of the buildings as seen from Main Street. In addition, it will allow the gate to be moved farther back from the street and allow more cars to stack up at the gate without spilling out onto Main Street.
  - The width of the berm on Main Street should be increased to allow for additional plantings and preservation of more existing trees to further reduce the visual impact of the apartment complex.
  - The height of the berm on Main Street should be raised 6 feet or more, except where it would kill existing trees that are to be preserved, to further reduce the visual impact of the apartment complex. The soil for this could be obtained by lowering the grade of the property behind the berm, which would have the added benefit of further reducing the height of the complex as seen from Main Street.
  - The top floor of each building in the complex should be faced with a mansard style roof so that the top story appears to be part of the roof. This architectural *trompe l'oeil* will make the building appear shorter than its actual height. This is different than the

developer's currently proposed false mansard roof that starts *above* the top story. The pitch (and height) of the currently proposed false mansard roof could be reduced to blend it in with the true mansard roof facing the top story.

- In addition, the false mansard roof currently proposed to hide the rooftop AC units could be shortened if the developer were to install geothermal AC, which does not require rooftop equipment.
- The developer keeps referring to their target customer as being "Trumbull" empty nesters "looking to downsize," and urban professionals. They say their presentation is based on fact. What studies can they cite that show the number of Trumbull empty nesters who would be willing to move in? Do those studies take into account the other developments currently being built out for that target group in Trumbull?
- Lastly, the developer claims that they plan to hold this apartment complex for decades. In the words of President Reagan, "Trust, but verify." The developer should be required to sign a restrictive covenant that the property must be fully owned by the developer and not be sold, transferred, or otherwise change ownership, in whole or in part, for 25 years or longer, except for sales of units as condominiums. That will ensure that they keep their word and don't dump the property when their projections turn out to be wrong.

On a completely different note, as part of future project approvals or zoning changes for the mall, the mall owner should be required to consider raising Horse Tavern brook above ground in the north parking lot, or even in the lower sections of the mall, to provide more green space and potential recreation. I believe that specific change would enhance the viability of the mall, and improve the town, going forward.

Thank you for your consideration of my comments.