

MEETING MINUTES
Community Facilities Building Committee
Aquatics Facilities Building Committee
Joint Meeting
April 13, 2022

In attendance:

Community Facilities Building Committee
Lori Hayes-O'Brien, Chairperson
Dawn Cantafio, Vice Chairperson
Mike Buswell
Dean Fabrizio
Ron Foligno
Dave Galla
Gail Ritacco (via phone)
Tony Silber

Aquatic Facilities Building Committee
Jason Marsh, Chairperson
Mark Block
Chris DeCruze
April Lang
Mary Markham
Dennis Mucci
Jay Orenstein

Not in attendance:

Ted Chase

Brian Moore

Guests:

Tom Arcari, QA+M Architects
Rocco Petitto, QA+M Architects
George Estrada, Director of Public Works
Dmitri Paris, Superintendent of Parks

Patricia Kelly, 15 Gibson Avenue
Richard White, 169 Church Hill Road
Cindy Penkoff, 101 Columbine Drive
Mike Ganino, 3 Canterbury Lane
Mary Murdoch, 11 Hardy Lane
Kim DiCorpo, 33 Brewster Place

The meeting was called to order at 7:00 p.m. Mrs. Hayes-O'Brien suspended the meeting for public comment.

Ms. Kelly voiced her support of a senior center/community center project in concept, but she is in opposition to locating it on the Hardy Lane property, citing the expense and disruption to the neighborhood. She noted that Hardy Lane residents are reluctant to speak up.

Mr. White expressed his full support for the project, however, as a member of the Land Acquisition Committee and a participant in other mapping projects, he urged the committees to consider the location very carefully, especially in terms of traffic. He pointed to examples of poor traffic planning that be avoided when considering sites, and offered his expertise in that area to the committees.

Ms. Penkoff noted that she has been opposed to this project since 2016, and continues to be opposed to it. She cited the recent revaluation as well as the future needs of schools, roads, and the sewer system. She also provided the committee members with a GIS map of the property at 1445 Huntington Turnpike, which she suggested as an alternative site.

Mr. Ganino, Chairman of the Commission on Aging, added his support for the project, but cautioned the committees to consider traffic patterns, specifically noting daily congestion on and around Middlebrook Ave. He also offered his thanks to the committees.

Mrs. Murdoch, who lives on Hardy Lane, expressed her opposition to the project, citing its direct effect on her family's quality of life. Her children play and ride their bicycles in the street and the family enjoys observing the wildlife that makes its home in the neighborhood. She also noted the difficulty and danger of crossing Church Hill Road from Hardy Lane both by vehicle and on foot.

Ms. DiCorpo, a former member of the Conservation Commission, expressed her opposition to the project, and added her concern about potential effects on wildlife, and the cost of the project in light of the revaluation.

Mrs. Hayes-O'Brien closed public comment.

The clerks called the rolls of their respective committees.

MOTION to approve Aquatics Facilities Building Committee meeting minutes of 3/2/22 made by Mr. Block, seconded by Mr. Orenstein. Motion carried by unanimous consent of the Aquatics Facilities Building Committee.

MOTION to approve Community Facilities Building Committee meeting minutes of 3/9/22 made by Mrs. Cantafio, seconded by Mr. Galla. Motion carried by unanimous consent of the Community Facilities Building Committee.

Mrs. Hayes-O'Brien thanked members of the public for sharing their views, and clarified that neither committee has decided on a final location, but rather are still exploring the options available. She also noted that the Hardy Lane property was not available when the CFBC's charge began in 2015, and so now, the committee has been asked to explore the site. Mr. Marsh added that the two committees are now exploring a joint project rather than two separate ones, and that ultimately, the voters will decide.

Mr. Arcari, of QA+M Architects presented a proposal for a joint senior and community center, including aquatics amenities. After meeting with Michele Jakab of the Senior Center, Mr. Paris, and Mr. Marsh to evaluate programming needs, a concept was generated and situated on the Hardy Lane property as an exploration of the space. The slides used in the presentation, which include the proposed design as well as the site-evaluation criteria used to evaluate the properties considered for the project, are attached to these minutes. Mr. Arcari emphasized that at this point, the goal is exploration of both building concept and location.

Mr. Marsh asked for more details about potential efficiencies. Mr. Arcari explained that approximately 10,000 square feet (approx. \$5 million) could be eliminated from the overall building by sharing spaces such as lobby areas, recreation space, a café, and classrooms/meeting space. Combining the design, financing, and approval processes could also represent a cost savings. The building would also likely have a smaller carbon footprint. He also added that having a community-controlled facility changes restrictions on use and oversight (in contrast to a facility located on a Board of Education property, for example).

Mrs. Hayes-O'Brien asked about building placement in relation to the site size. Mr. Arcari discussed the topography of the Hardy Lane site, as well as distance to the trail area.

Mr. Block asked for a comparison between the original Church Hill Road design and the current iteration. The previous design was approximately 30-35,000 square feet with a smaller recreation gymnasium and a non-competition pool. He also asked if the rating of the Long Hill Administration building site would go up or down in Mr. Arcari's estimation. Mr. Arcari said that it would potentially be rated lower due to the larger footprint, but a community center could potentially be located on the property.

Mr. DeCruze asked about the rating criteria, specifically if it is the same across all projects. Mr. Arcari responded that all Trumbull properties were evaluated using the same criteria. Some criteria are the same or similar for the firm's projects, but others are based on the specific needs of each community. Mr. DeCruze also inquired as to whether buildings are designed with protection against mass shooting events in mind. Mr. Arcari noted that the design isn't at that point yet, but that similar safety design elements used in public schools would likely be included.

Mr. Block asked if the cost to build a pool is higher than to build a multifunctional space. Mr. Arcari explained that it depends on the space requirements, the types of pools, equipment and mechanical costs.

Mr. Buswell asked for some of the pros and cons of the Hardy Lane space. Mr. Arcari answered that the topography is a challenging aspect. The nature corridor is an asset, and could potentially be a beacon of sustainability. The site also offers the ability to share space while maintaining the separate identities of the programs. He also asked if the firm has worked on similar projects. Mr. Arcari pointed to their work in Willimantic and Berlin.

Ms. Lang inquired as to why Hardy Lane is a better location than Island Brook Park. Mrs. Hayes-O'Brien explained that community feedback indicated that park properties should not be considered for the facility. She added that there were water concerns with the park as well.

Mr. Foligno asked if there is a standard template. Mr. Arcari shared that the design of the building typically varies by site, but some of the design elements can be carried through to different sites.

Mr. Marsh asked if an environmental study would be performed in addition to a traffic study. Mr. Arcari responded that wherever the facility is built, the site would be required to treat and manage storm water and other environmental concerns. Environmental engineers will be brought in to study the impact. He also recommended moving the traffic study forward in order to anticipate and understand concerns prior to site selection.

Mr. Silber asked about the intensity of use and its potential to deeply affect not only the nature corridor but also overwhelm the neighborhood. Mr. Arcari declined to give a definite opinion, as he and his firm are a resource for the town to use and do not have the final say in site selection.

Mr. Buswell asked if Mr. Arcari believed additional properties should be purchased in the neighborhood. He was reluctant to comment on that since the town does not currently own the parcels. Mrs. Hayes-O'Brien noted that the concerns of traffic and neighbors have always been considered, and will continue to be taken into account, and there are no perfect solutions. Mr. Block added his concern that competitive events could see hundreds of cars traveling in and out of the facility.

Mr. Estrada thanked to the residents for coming to the meeting to share their comments and concerns, as well as offering his thanks to the committees. He noted that the Town is trying to find a balance, and they will be considering everything before any decisions are made. He also thanked Mr. Arcari and Mr. Petitto for the extensive work they have done, their professionalism, and their sensitivity to the concerns of the community. Mr. Paris added that his department is available as a resource and can offer insight into usage data, programming synergies, and other information the committees might need.

Mr. Arcari added that the Newtown community center includes many of the program elements the committees might be looking for.

Mrs. Hayes-O'Brien suggested the committees meet again jointly.

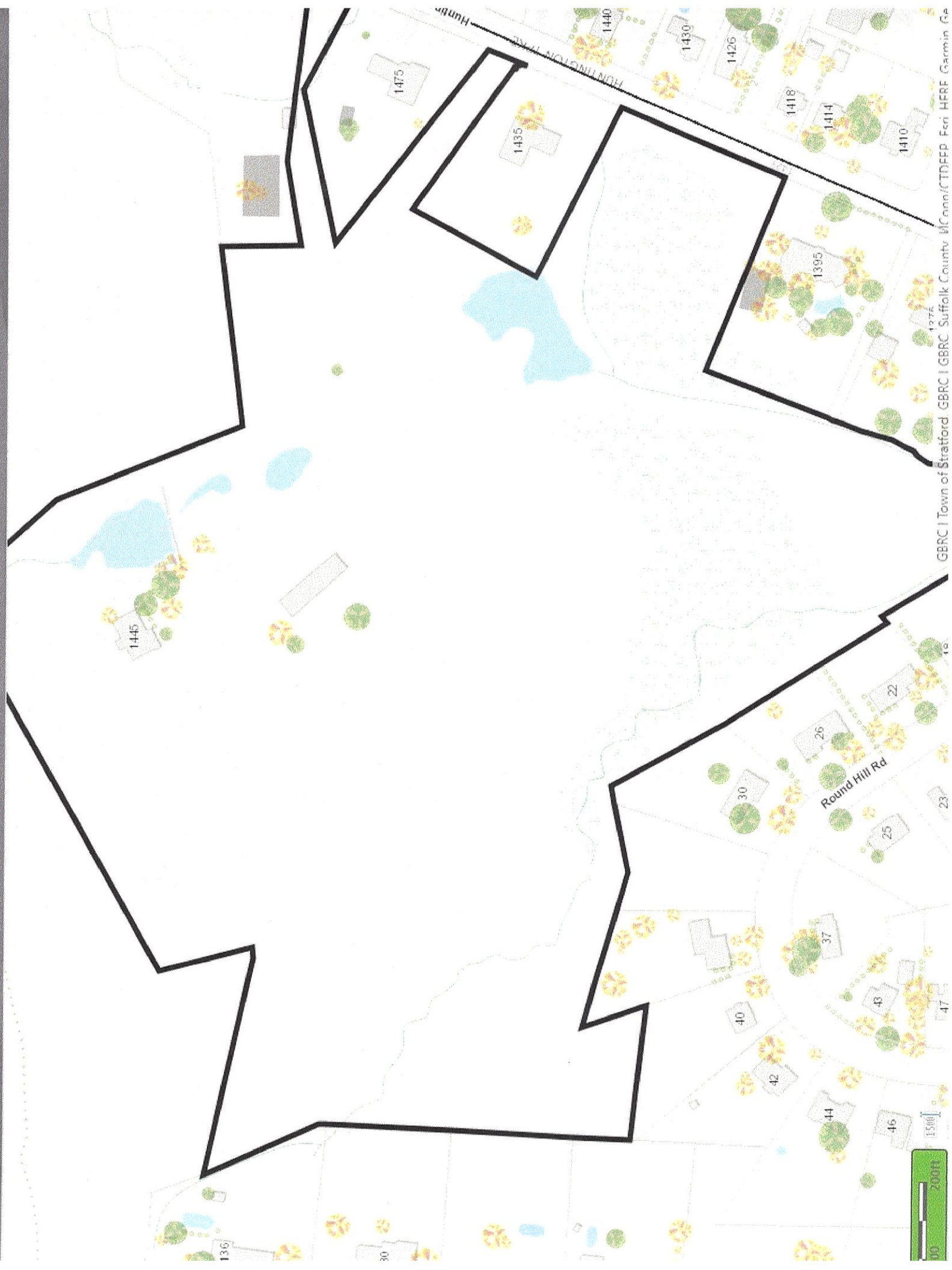
As there were no more questions regarding the presentation, the committees moved to other business.

MOTION to approve QA+M invoice #20191051-00 in the amount of \$4,236.08 for services rendered to the Community Facilities Building Committee made by Mrs. Cantafio, seconded by Mr. Foligno. Motion carried by unanimous consent of the Community Facilities Building Committee.

MOTION to adjourn made by Mrs. Cantafio, seconded by Mrs. Markham. Motion carried by unanimous consent of both committees.

The meeting was adjourned at 8:48 p.m.

Submitted by Laura Shiel





QuisenberryArcariMalik

Community Center + Senior
Center Specialists

A Proposed New
Community / Senior Center
Trumbull, Connecticut

Joint Committee Meeting
April 13, 2022

Page	Building Program Space	Associated Net Area
1	ENTRY VESTIBULE	150 sf
2	LOBBIES	1,000 sf
3	HCT ROOMS & COAT SERVICES	450 sf
4	COMMUNITY INFORMATION CENTER	In Lobby
4	CAFÉ	175 sf
5	GALLERY	In Circulation
5	HEALTH SCREENING	200 sf
6	SENIOR RETAIL DISPLAY AREA	75 sf
7	SENIOR CENTER / PARKS & RECREATION ADMINISTRATIVE OFFICES	2,350 sf
10	SOCIAL SERVICES ADMINISTRATIVE OFFICE	445 sf
11	COMMUNITY FOOD PANTRY	600 sf
12	GAME ROOMS / BILLIARDS (2)	1,300 sf
13	ACTIVITY / COMPUTER CLASSROOMS (4)	1,900 sf
14	SOFT CLASSROOM	400 sf
14	MUSIC / CHORAL ROOM	650 sf
15	ARTS & CRAFTS	1,675 sf
16	WEIGHT / CARDIO ROOM	600 sf
17	FITNESS / DANCE ROOM	1,600 sf
18	MULTI-PURPOSE ROOM	4,000 sf
19	KITCHEN	1,000 sf
19	IT / PROJECTION / HEAD END ROOM - TCTV	150 sf
20	GYMNASIUM	8,000 sf
20	CHANGING ROOMS / LOCKERS	500 sf
21	AQUATICS CENTER - Pool/Therapy Pool Lockers/Support	17,000 sf
22	TOILET ROOMS	750 sf
22	SHELTER STORAGE	200 sf
22	ELECTRIC ROOMS	100 sf
22	MECHANICAL ROOM	200 sf
22	JANITORIAL / STORAGE	400 sf
22	WATER / SPRINKLER ROOM	100 sf
22	EMERGENCY GENERATOR	On-site
22	CIRCULATION	Net to Gross
Sub-Total of Net Space Needs		45,970 sf
Net to gross Calculation		x 1.25
Total Gross Space Needs - (Rounded)		57,500 SF

ACTIVITY / CLASSROOM (SOFT) 400 sf

Reading / Book storage 400 sf

Soft Seating - chairs, couch, "afgans" etc.
 Limited Book and Periodical shelving at one edge
 Directly adjacent to the Activity/Computer Classroom
 Adjacent to café area
 Adjacent to gas fireplace
 Carpet / soft finishes
 Well lit
 WIFI and computer compatible
 Operable Partition separating it from the Activity / Computer room
 Display Board / White Board

The library space is a soft space that currently holds most of the discussion classes, language classes, and viewing. It is essential that this room embody a "soft", homey, feeling. When open to the activity classroom, it should have a similar, contiguous feeling.

MUSIC / CHORAL ROOM Total 650 sf

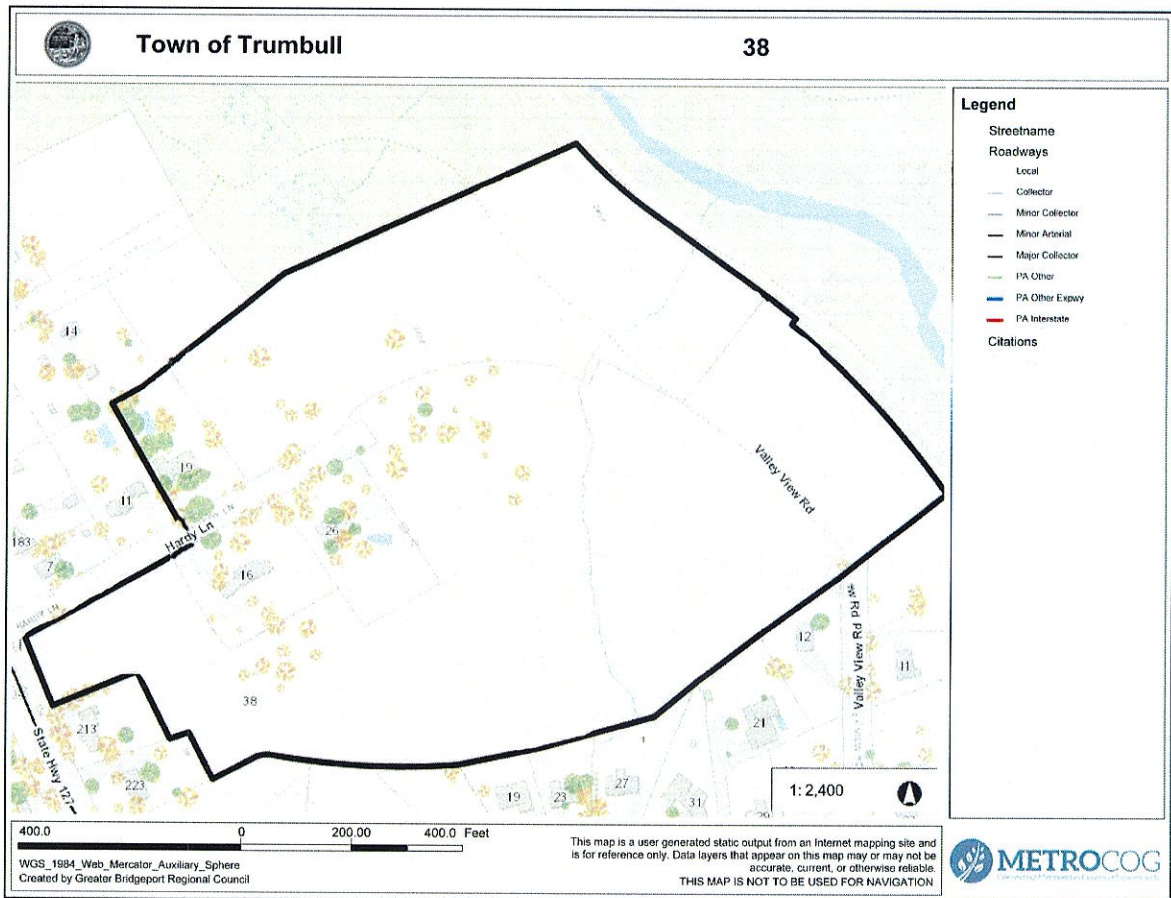
Music Classroom 600 sf

Up to 30 students at a time
 Temporary platforms as required
 Instructor Podium
 Piano on casters
 Shaped to address acoustics
 Integral Sound system
 Cubbies for personal goods
 Carpeted flooring
 Dimmable, direct / indirect lighting
 Resilient finishes for acoustics
 Ideally this space would also serve as a green room or backstage space to the multi-function & stage space.

Storage room 50 sf

Racks for equipment, instruments, costumes and space for furniture

The addition of this space will not only provide a use specific atmosphere for the singing, music lessons, and training, but it will free up the other program spaces and multi-purpose space for additional uses.



Site Analysis Chart Trumbull Senior Center		Hardy Lane Site Number 12		Site Acreage= xxx Buildable Area= xxx	
Item		Factor	Value	Score(FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	5	25	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	3	15	
4	Is the site centrally located?	5	5	25	
5	Is the site accessible by public transportation?	5	5	25	
6	Is the site an existing park?	5	1	5	
7	Are public utilities (water, gas, electric, etc.) available?	4	5	20	
8	Are there wetlands on site?	4	0	0	
9	Are there existing site uses to be relocated?	4	0	0	
10	Does topography impact design options?	4	-3	-12	
11	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	3	12	
12	Is the site located at least 10 feet outside of the 500 year flood plain?	3	0	0	
13	Is there any indication of contaminated site conditions either on-site or nearby?	3	0	0	
14	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	-3	-9	
15	Is the site adjacent to recreation?	2	3	6	
16	Are there adjoining residential properties?	2	-5	-10	
17	Is access to the site easy and safe for vehicles and pedestrians?	2	5	10	
18	Is the site compatible to site/zoning regulations?	2	-3	-6	
19	Are there town financial responsibilities or demolition costs?	2	-5	-10	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value (-5) Major Impact, (0) Neutral, (+5) Positive		TOTAL		121	

Town-Owned Properties

Wagner Tree Farm

Long Hill Administrative Building

Church Hill Road

Indian Ledge Park

Priscilla Place / Senior Center

1445 Huntington Tpke.

Hardy Lane

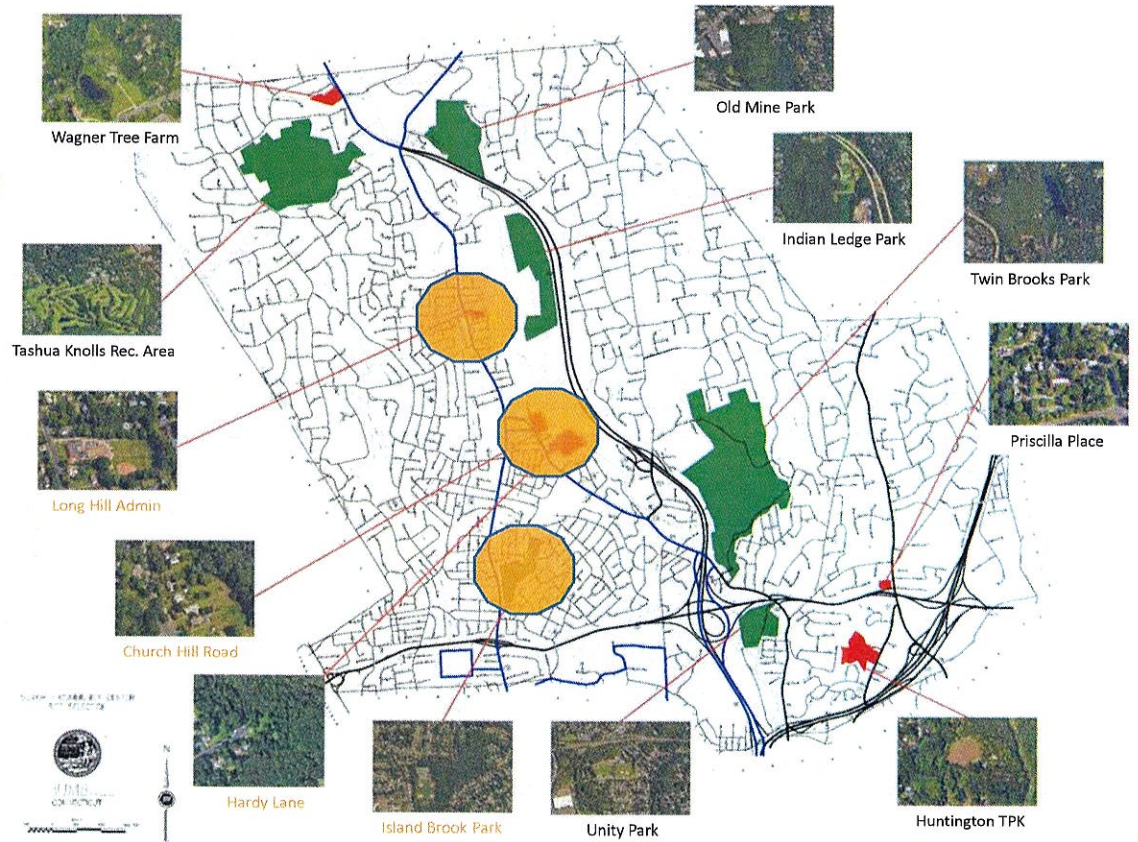
Island Brook Park

Unity Park

Twin Brooks Park

Old Mine Park

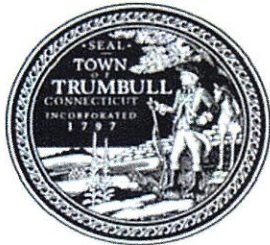
Tashua Knolls Rec Area



Site Selection Process

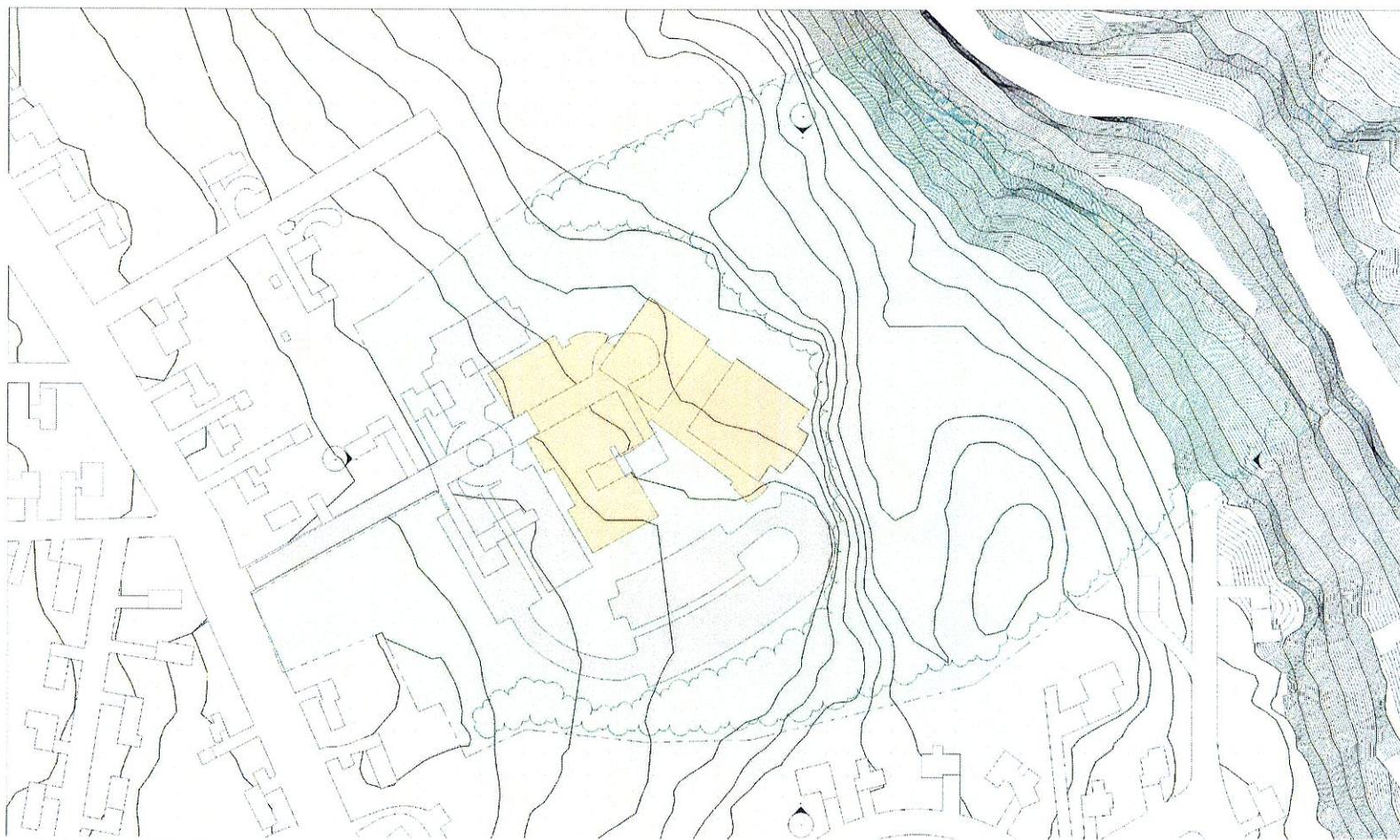
Trumbull Senior/Community Center | March 30, 2022

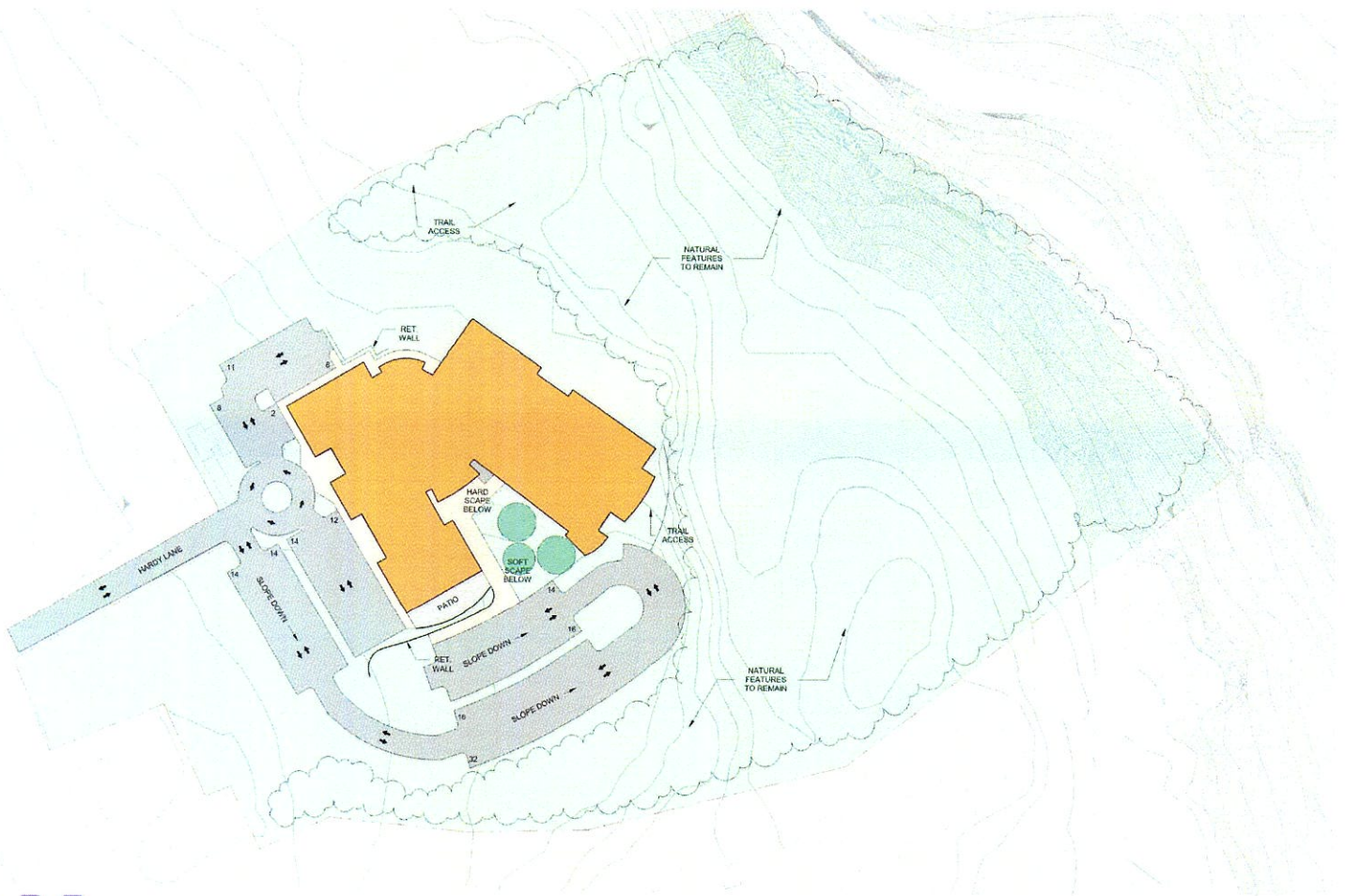
Site Analysis Chart Trumbull Senior Center		Summary
Site	Site Name	Score
1	Wagner Tree Farm	42
2	Long Hill Administrative Building	96
3	Church Hill Road	115
4	Indian Ledge Park	46
5	Priscilla Place / Existing Senior Center	26
6	1445 Huntington Turnpike	50
7	Island Brook Park	80
8	Unity Park	35
9	Twin Brooks Park	-25
10	Old Mine Park	-65
11	Tashua Knolls Recreation Area	-10
12	Hardy Lane	121

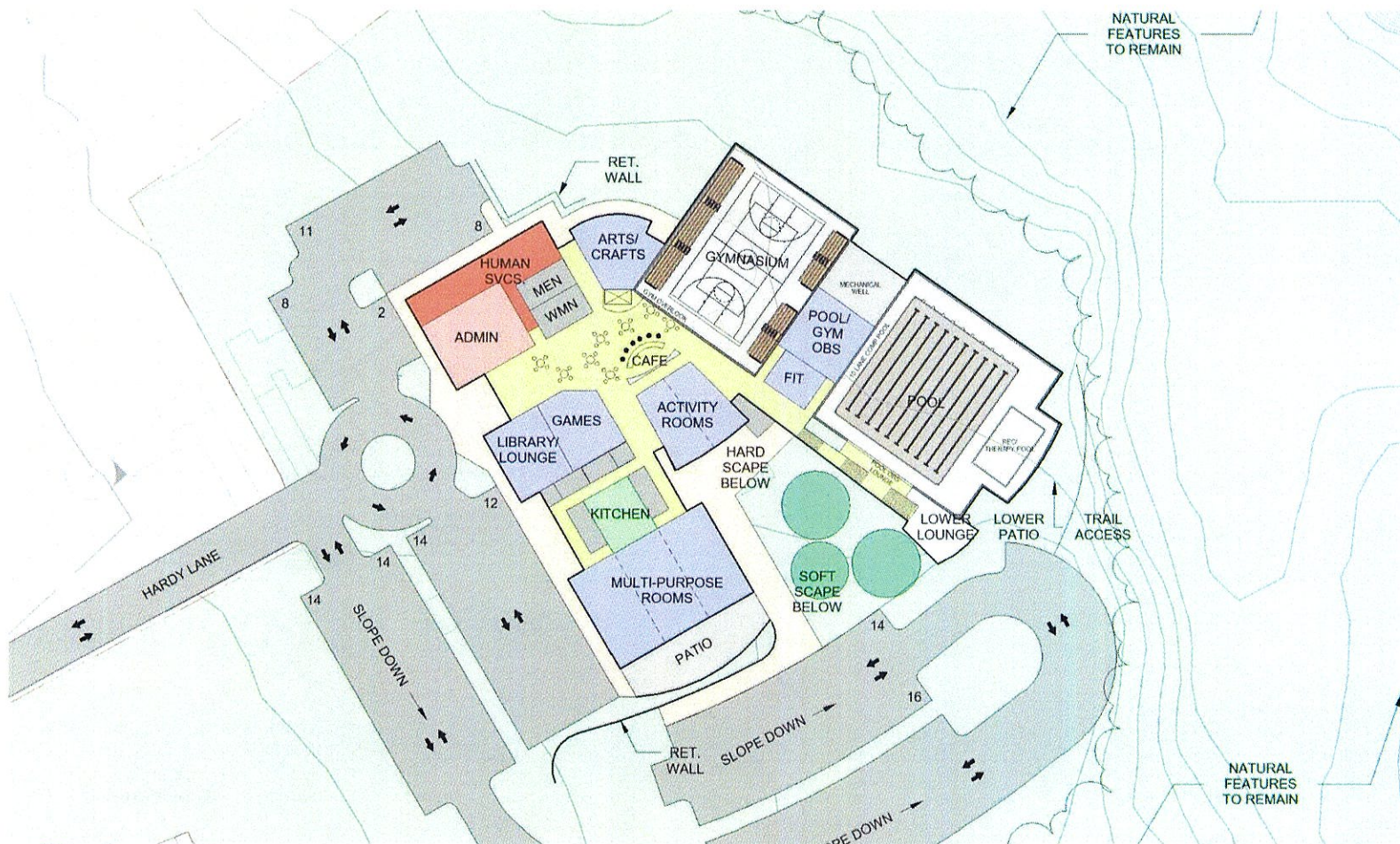


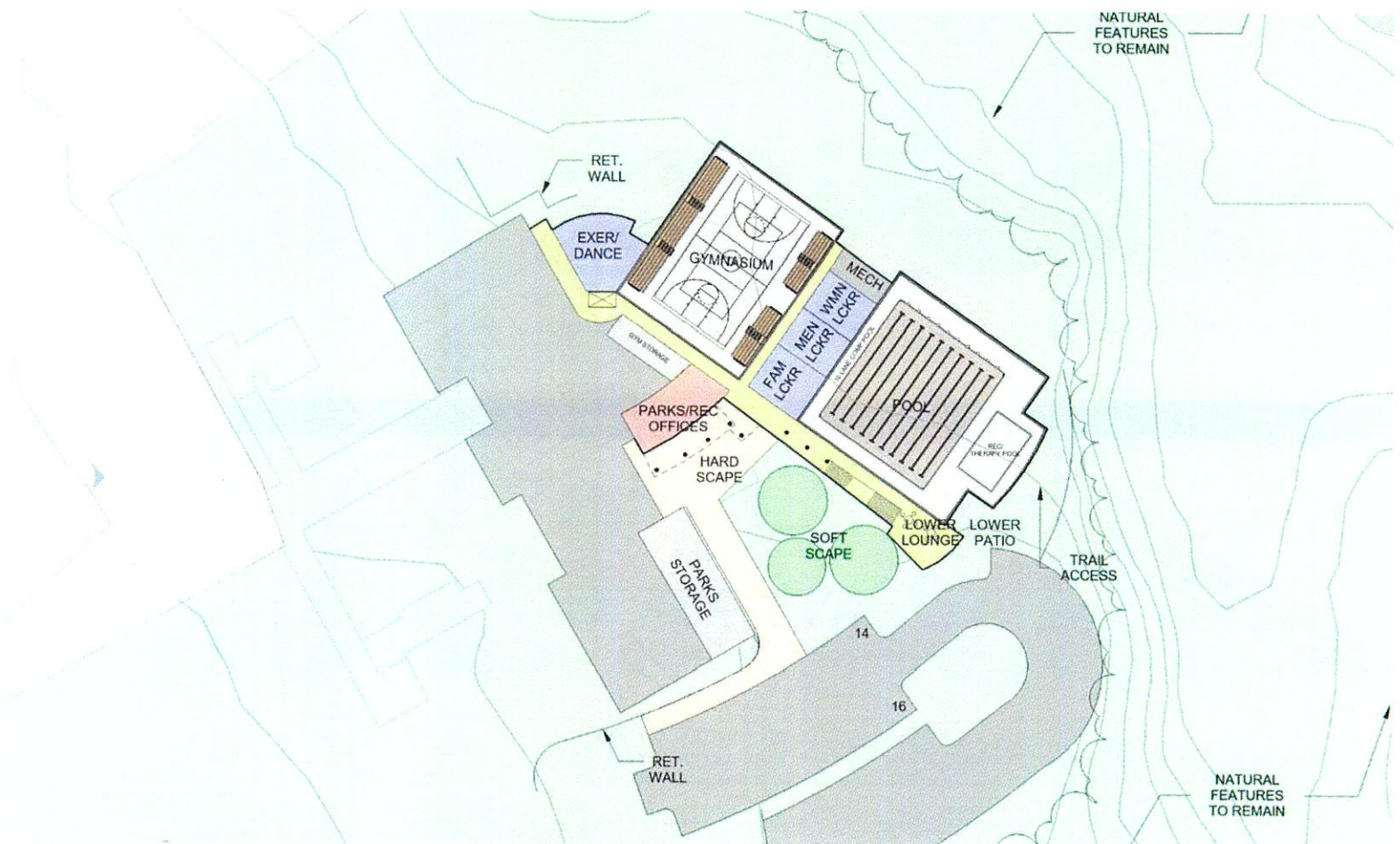
Site Evaluation Summary











Lower-Level Floor Plan

Questions