

Meeting Minutes

Community Facilities Building Committee

January 8, 2025 at 7:00p.m. - Trumbull Town Hall Council Chambers

Present Members: Lori Hayes-O'Brien, Chairman
Dawn Cantafio, Vice Chairman
Ron Foligno
David Galla
Richard Croll
Matthew Sather
Kelly Mallozzi
Mike Buswell
Tony Silber
Christine El Eris (Via Phone)

Absent Members: Dean Fabrizio

Also Present: Vicki A. Tesoro, First Selectman
Cynthia Katske, Chief Administrative Officer
Dan Schopick, Town Attorney
Michele Jakab, Director, Human Services
Tom Arcari, QA&M Architecture
Rocco Pettito, QA&M Architecture

Residents: Richard White, 169 Church Hill Road
Laurel Walsh, 5944 Main Street
Sherry Boyd, 16 Pinehurst Street
Marlene Silverstone, 3 Cherry Blossom Lane

The Chairman called the meeting to order at 7:00p.m.

The Committee held a moment of silence for former President Carter.

Pledge of Allegiance

Public Comment

The Chairman provided an overview of public comment guidelines. She clarified that the 12/11/24 meeting minutes were posted to the Town Clerk's office by the appropriate deadline, however there was an error in getting them to the Town website. The Chairman apologized for this inconvenience and confusion and thanked the committee clerk, Gia Mentillo, and webmaster, Patricia Zablocky, for their work.

Richard White, 169 Church Hill Road, thanked the Committee for posting the QA&M invoice along with their meeting agenda; asked whether the upcoming traffic study could include a review of the parking, egresses, driveways, and cross walks being proposed for the site; and requested that the traffic study done for Hardy Lane be shared with the traffic engineer reviewing this site as there are some key insights in the former study.

Laurel Walsh, 5944 Main Street, voiced concerns for access and egress on the property and asked that the Committee consider including a secondary exit point to the rear of the property (see attached comments).

Laurel Walsh read comments on behalf of Brittany Jones of 5976 Main Street who expressed concerns regarding the fact that the most recent concept design brings the roadway closer to her property, stated preference for the former iteration which had a larger northern buffer on the property, requested details on the type of buffering proposed, and asked that the property lines used in site plans be confirmed for accuracy.

Marlene Silverstone, 3 Cherry Blossom Lane, stated that the site in question is not the right location for a senior/community center, that the proposed community center use would be a nuisance to the community, and that no buffer could adequately alleviate noises and disruptions. She requested the Committee hold a meeting during which the community has the ability to speak after the QA&M presentation and engage in a dialogue with QA&M and the Town.

Sherry Boyd, 16 Pinehurst Street, shared two quotes from the August 2024 Town Council meeting related to the senior/community center. She voiced concerns regarding the environmental issues associated with proposed demolition and site work, the fact that the Committee met at the same time as the Conservation Commission last month, the discrepancies between the cost of this project per square foot compared to other projects completed by QA&M, and the orientation of the building (see attached comments).

Public comment closed at 7:17p.m.

Approval of 12/11/24 Meeting Minutes

MOTION made Galla, seconded Cantafio to approve as amended the December 11, 2024, meeting minutes. The motion carried unanimously. The Committee asked that the typo in “diseased” on page one be corrected.

Town Council Meeting Recap

The Chairman thanked the public and Committee for attending the recent Town Council meeting. Mr. Buswell stated good points were raised and, though he would like a facility that is adequate for seniors, he is against having a full-sized gym in the facility. Ms. Mallozzi stated it was good for the Town Council to hear from the public, noting a good exchange of information occurred and a key takeaway to be that seniors play basketball. The Chairman noted there has been lots of discussion around facility use and hours of operation, adding that that is not entirely the purview of the Committee, rather other Town officials.

Project Discussion

Tom Arcari, QA&M Architecture, presented the most recent concept design for a senior/community center on the former Grace Church property (see attached presentation), as presented to the Town Council. Newly added to the plans, was a detailed site survey of the property which was put together by the Trumbull Public Works Department (a graphic scale will be added). Mr. Arcari reviewed the proposed building location, parking, curb cuts, buffering and grading for the property. There is a senior center bus drop off at the front of the building which allows for direct access to the main floor, where the majority of senior center functions will take place. A new curb cut is being proposed for the northern side of the property to increase the distance between the two entrances, both of which have a two-way egress. Mr. Arcari discussed the topography of the property, clarifying that there is a lot of existing topography on the parcel and, though grading modifications would be made, the proposed grade is largely based on the existing topography. For example, the rear parking area already naturally sits in a “bowl” at a grade lower than that of the abutting properties. Regardless, a stronger buffer will be recommended for the area around the parking lot. The amount of hardscape associated with the rear parking area has been reduced and the lawn/overflow parking has been expanded in accordance. Mr. Arcari noted the retaining walls for the property that would be needed with the proposed work. He highlighted the small portion of wetlands to the rear of the property, stating there is no work proposed for that area. QA&M will meet with the Inland Wetlands and Watercourses Commission for their input, though this is not required. Mr. Arcari reviewed the conceptual site utility layout (including information on stormwater drainage) and landscaping. Existing trees on the property would need to be removed and a tree replanting program is being proposed.

Rocco Pettito, QA&M Architecture, provided an overview of the interior conceptual designs, noting the inclusion of a platform stage in the multipurpose room of 8’x16’ at its largest iteration (fitting 3-4 performers). New additions to the interior concept design include a grand stairway and cafe space at the end of the main gallery

area, an exterior patio over the arts and crafts space (also can function as outdoor dining), and a middle school sized gym space (ceiling height of 18-19').

An engineer has been engaged to begin the traffic study of the area. Data collection for the study will begin this week and the study is expected to be completed by the end of the month. The study and concept plans will be shared with the traffic commission on February 11th. QA&M is hoping to do an 8-24 referral to the Planning and Zoning Commission (PZC) for their February 18th meeting and subsequently present the project concept to the Town Council on March 3rd. QA&M will start the cost estimation process for the project in early February with the aim of creating a blended, reconciled estimate.

Per Ms. Mallozzi's inquiry, Mr. Arcari confirmed the proposed plan follows NFPA standards. QA&M will ensure all driveways meet emergency access needs. Mr. Arcari reviewed potential ways of expanding emergency access to the site. He also confirmed some material will need to be removed from the site, but this would not be a significant amount and there is no need for blasting.

Per the Chairman's inquiry, Mr. Arcari informed that, though there is full drive-up access to the entire perimeter of the proposed structure, this concept does not allow for driving a full loop around the building.

Per Mr. Galla's inquiry, it was confirmed that both proposed curb cuts are two-way, but this is subject to CT DOT review and approval. The stage proposed for the multi-purpose room is roughly half the size of that which exists at the current senior center. Michele Jakab, Director of Human Services, informed the Committee of the many senior center programming activities that would benefit from this stage.

Per Mr. Buswell's inquiry, Mr. Arcari confirmed this concept includes a middle school sized gym, noting that it makes the most sense to have this footprint for the recreation space which allows for many types of programs and even two half court programs simultaneously. Currently, the senior center has one informal pickleball court set up in the multi function space, however this area is not intended for recreational use. Having a recreational space separate from the multi-purpose classroom-like space was identified as being beneficial. Mr. Buswell requested a portfolio of other comparable buildings that QA&M has worked on with their address, year built, and cost per square foot. Mr. Arcari agreed to create a document outlining 6-7 comparable projects, and the Chairman noted something similar was created and shared with the Committee at the start of their site selection process. Per Mr. Foligno's inquiry, Mr. Arcari confirmed they are working to make the gym space divisible via a curtain as a folding door partition would introduce additional building/safety requirements. Mr. Galla stated it is important for the Committee, as a building committee, to offer the most opportunity for flexibility in programming and allow for other town entities to make decisions regarding programming details. Mr. Silber agreed with this, adding that it is important to create a facility that can serve the Town's needs into the future, not something that is likely to prove insufficient several years from now. Mr. Silber stated a senior/community center use to be of minimal impact to neighbors compared to the many other possibilities for this site, the Town has every intention of being the best neighbor it can be, and this is a great compliment to the nearby Long Hill Village.

Mr. Croll stated the Town is regularly in need of recreational space, it seems QA&M is making the most efficient use of the site, and, though the gym could likely be smaller, the larger recreational space is not resultant in a significant cost increase. All gyms in Trumbull currently are inside of schools and cannot be used by the Town during school hours, and Mr. Croll felt it makes sense to have a gym space that is under the control of the Town. Mr. Arcari confirmed that the proposed stage area is sufficient to replace that which exists at the senior center and will be handicap accessible. This can be looked at more closely as the building plans become more detailed. There is no room for a shoulder along the driveways, but they are 24' wide and will be reviewed by EMS officials for sufficiency. Mr. Arcari confirmed that most, if not all, trees on the site will need to be removed for site

development, and Mr. Croll did not feel there was a need to spend additional time or money evaluating the existing trees on site because of this. Mr. Croll also raised concerns about adding trees back to the property due to associated maintenance costs. Mr. Arcari reviewed the potential benefits or drawbacks of using pervious pavers for the hardscape parking and patio areas.

Mr. Silber suggested having berms on the top of the retaining walls as land does well stopping sound.

Ms. Cantafio stated that she has heard from many residents who are in favor of the proposed senior/community center but do not necessarily want to speak at a public hearing. Mr. Silber spoke with neighbors of the Enclave development who said that, though there was some disruption during development, having them as a neighbor has been perfectly fine, and he suspects the same would happen here. Mr. Croll also stated he has heard from many residents who prefer this location over others considered for the facility in the past.

The Committee is considering setting up a community meeting with QA&M to allow residents the opportunity to engage in a dialogue about the project.

Ms. El Eris stated that she is looking at Long Hill Village for her future and would be happy to have this amenity next door; and a lot of weekday Parks and Recreation programs are for children whose parents drop them off, meaning not all programming is resultant in a full parking lot.

Next Steps

The Committee will have their regularly scheduled February meeting.

New Business

MOTION to approve QA&M invoice #16726 in the amount of \$16,113.06 for travel expenses and concept and threshold designs made Mallozzi, seconded Galla. The motion carried unanimously.

Per Mr. Arcari's inquiry, the Chairman noted that a committee vote on the concept designs for the Grace Church property will be on the next meeting agenda.

Adjournment

MOTION to adjourn made by Cantafio, seconded Galla. The motion carried unanimously. The January 8, 2025, meeting of the Trumbull CFBC adjourned at 8:26p.m.

Respectfully Submitted,
Gia Mentillo, Committee Clerk

Laurel Walsh

5944 Main St

I am speaking to express concerns about the latest design regarding access and egress. While this current design may meet minimum standards, prioritizing the safety of our community should be paramount.

The current design could pose significant challenges for emergency vehicles in an emergency requiring immediate response. I foresee numerous situations where access issues could lead to chaotic and potentially life-threatening delays for first responders.

To address this, I recommend reconsidering the inclusion of a second exit point from the rear of the property. For instance, the Board of Education building a few blocks away provides a good example of an alternative exit design that enhances safety and accessibility.

We are often reminded of tragic events in the news—events we never imagined happening in our hometown. However, the best emergency outcomes occur when access is efficient and unobstructed. By striving for a plan that exceeds minimum code requirements, we can ensure our neighbors feel confident that their safety is a top priority.

Thank you for considering this important matter. I look forward to discussing potential improvements to the design.

I'd appreciate a response if you could tell me if the access roads comply with the NFPA standards and best practices.

Sherry Boyd a 32 year resident of Trumbull, 16 Pinehurst Street.

I would like to begin with two quotes from the August 5th, 2024 Town Council Meeting: Community Facilities Building Committee update: "Since the beginning, the components of the building have been that of a senior center, including a small gym, except for one small meeting room for community use — it is all senior center use." When did that change?

"The Director of Social Services oversees the Senior Center, and those offices will be included in the building."
Has that changed?

I wonder if beginning the process with traffic and environmental studies might save everyone lots of time and Trumbull lots of money. With the expected pollution from demolishing existing buildings and dig one+ story into the ledge, I ask committee members and the architects, if you parents lived in Long Hill Village, would you be going forward with this project?

Many of the issues with using the Grace Church property are environmental, and last month the Conservation Commission and The Building Committee met at the same time, preventing citizens from attending both, and the Conservation Commission members from attending the Building Committee meeting.

The three most similar facilities that have been completed by the architect have a cost per sq foot ranging from \$303 to \$423. The most recent numbers I have heard being tossed around in meetings 30,000 sq feet and \$30 million cost put the cost per square foot for the Grace Church facility at \$1,000 per sq ft.

Is the cost per square foot on the proposed Grace Church Community Center so high because in order to fit a building of this size onto such a small piece of land, there is a need to invest in the destruction of the land first? How much of the \$30 million is going to "bury" a gym that is more than the seniors need?

This facility is not a retail store. The goal need not be to maximize frontage on the main road. This building should be efficient and practical for the seniors and the neighbors.

Doesn't it make sense economically to scale down the building to a senior-center-only size, and rotate it so that it falls east to west (perpendicular to main street)? This would also allow for a driveway on each side of the building to and from the back lot — traffic can flow in on the south side and out on the north. Put the gym on the back, so there is less need for digging!!!

Trumbull's current senior center is 20,000 sq ft — it was a school previously, and it has many square feet of small rooms (former classrooms or offices). IMO if we are building a senior center, with a couple of community meeting rooms, we don't need a building 50% bigger, we need a building with the right square feet especially more gym space! Keep the size to 20,000 or 25K max, with the space allocated properly.

The current senior center gym is 48'x 33'= 1,584 sq feet. A typical middle school gym is 74'x 42'= 3,108 sq feet, adding a safety zone on all sides 84'x 52' or 4,368 sq ft. So, the gym would be almost 3 times the current gym, enough for 3 pickle ball courts.

It appears to me that this proposed gym is larger than that, but maybe not — without a bar scale on these models and floor plans it is impossible to say with certainty. Architects, please add a barscale!

Build the Senior Center at Grace Church. After the new Hillcrest is open, use the old Hillcrest footprint/foundation for a Community/Aquatics Center.

Last but far from least — there are trees on the Grace Church property that should be saved. With a Senior Center footprint the building can be set back from main street and include a canopied garden in front. Please hire an independent and qualified arborist to look at the trees on the property, not employees of the town with a clear conflict of interest. Thank you.

Q A & M: Architectural Projects

When	Where	Size in sq ft	Cost	Cost per sq ft	What
Prop	Trumbull	30,000	\$30 m	\$1,000	TBD
Prop	Madison*	47,000	\$12 m	\$255	Senior Center (pop 17K)
2023	Bridgeport*	6,000	\$ 3 m	\$500	Senior Center
2021	Rocky Hill	9,650	\$ 8 m	\$829	Senior and Comm (pool) (pop 19K)
2020	Newington	75,000	\$29 m	\$387	Town Hall & Comm Center (pop 31K)
2019	Branford	33,000	\$10 m	\$303	Senior and P&R (pop 28K)
2019	Newtown	35,000	\$18 m	\$514	Senior and Community (pool) (pop 28K)
2019	Bloomfield	56,000	\$20 m	\$357	Senior and P&R (pool) (pop 22K)
2114	Darien*	35,000	\$3.6m	\$103	Senior and P&R (Arts Comm)(pop 22K)
2011	Groton	22,000	\$9.3m	\$423	Senior Center (pop 10K)

3 are renovations, which generally have a lower cost per sq ft. These projects ranged from \$103 to \$500 per sq ft

3 of the projects included a pool. These ranged from \$357 to \$829 most likely based on the type of pool that was included.

The three most similar facilities that have been completed by the architect have a cost per sq foot range of \$303 to \$423. The recorded figures for Trumbull Community Center on the Q A & M website are I believe for Hardy Lane total cost \$14.6m, \$417 per sq ft, so I inserted the most recent numbers I have heard being tossed around in meetings and right now the Grace Church new building is running \$1,000 per sq ft.



Proposed New

Senior / Community Center Grace Church Property

Community Center + Senior
Center Specialists

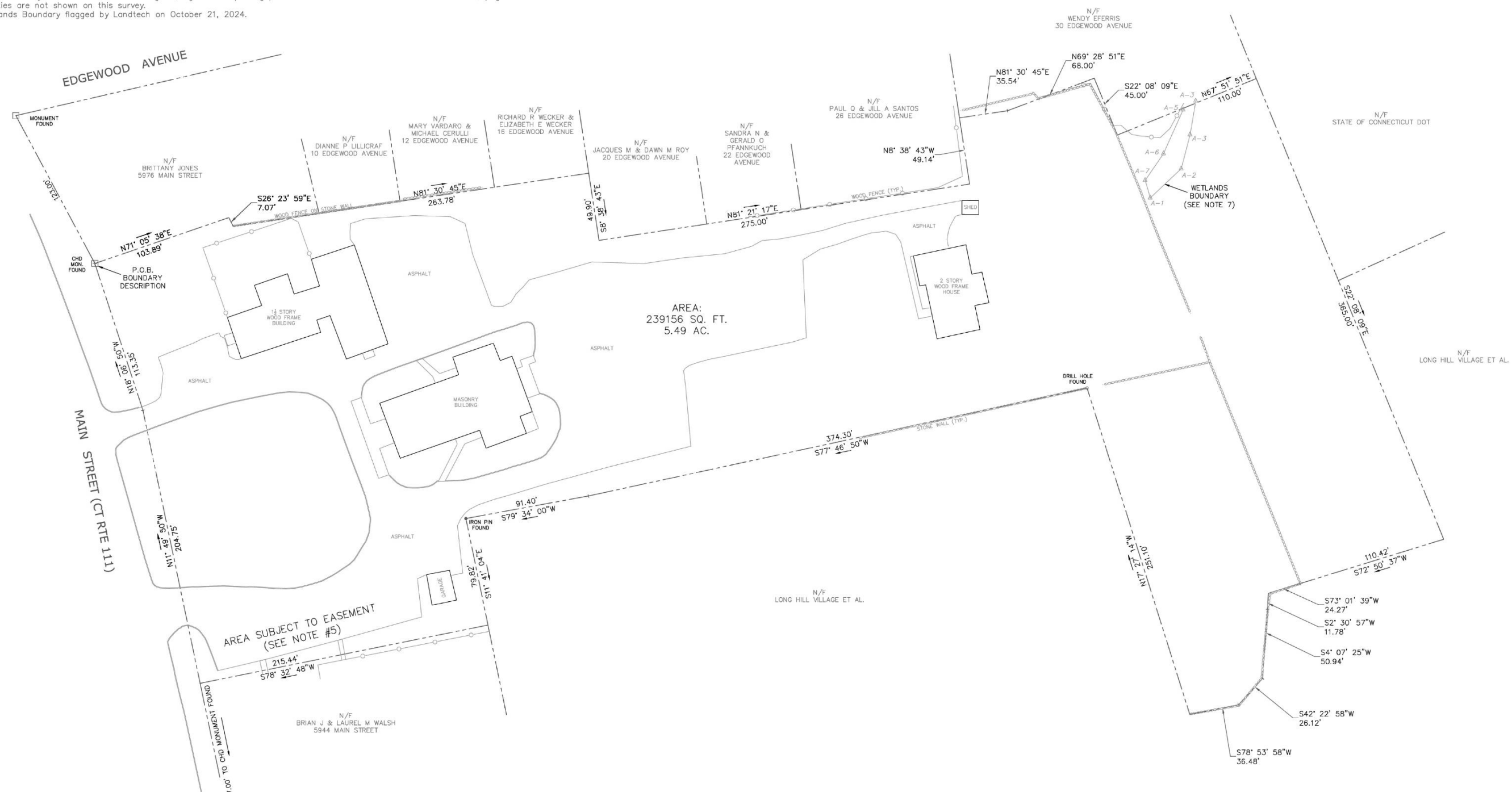
Trumbull, Connecticut | January 6, 2025



SITE AERIAL/GIS MAP

Notes:

1. Mapping Standards.
 - a. This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 thru 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1995.
 - b. The Type of Survey is a Property/Boundary Survey.
 - c. The Boundary Determination Category is "Dependent Resurvey".
 - d. The horizontal accuracy conforms to Class A-2.
 - e. The intent of this survey is to retrace the boundaries of the subject parcel.
2. Reference Maps.
 - a. "Revised Map of 'Lakewood' Property of J. M. Snyder Long Hill-Town of Trumbull, Conn.", by C. A. Anderson, August 7, 1936. RM#130
 - b. "Plan of Land in Trumbull, Conn.", by John H. Burroughs, July 12, 1945. RM#324
 - c. "Property of Grace Episcopal Church Trumbull, Conn.", by Daniel B. Guion, Revised to July 2, 1964. RM#1236"
 - d. "Map of Property To Be Exchanged Between Arthur L. & Joseph Sciortino & Bpt. Hyd. Co. South Edgewood Avenue Trumbull Conn.", by J & D Kasper & Assoc., April 15, 1975. RM#1842
 - e. "Property of Joseph & Arthur L. Sciortino South Edgewood Avenue & Main Street Trumbull Connecticut.", by J & D Kasper & Assoc., May, 1975. RM#1861
 - f. "Map of Trumbull Basin Property Prepared for Bridgeport Hydraulic Company Trumbull, Conn.", by Ochman Associates, Inc., Revised to July 24, 1989. RM#2577
 - g. "Boundary Map of Property Located on Main Street & South Edgewood Avenue Prepared for Joseph & Arthur L. Sciortino Trumbull Connecticut.", by J & D Kasper & Assoc., revised to June 28, 1988. RM#2581
 - h. "Data Accumulation Plan Long Hill Village Phase Three in Trumbull, Connecticut Prepared for Long Hill Village Associates, LLC", by Spath-Bjorklund Associates, Inc., September 29, 1997. RM#2873
 - i. "Improvement Location Survey Prepared for Parish of Grace Church 5944 Main Street Trumbull, Connecticut", by Stuart Somers Co. LLC, December 8, 2009. RM#3315
 - j. "Map Showing Easement for Sanitary Sewers Granted to Town of Trumbull By Bridgeport Hydraulic Co., Sciortino & Seaberg", by J & D Kasper & Assoc., January 6, 1975. RM#S60
 - k. "Right of Way Map Town of Trumbull Bridgeport-Newtown Road From Church Hill Road Northerly to Lake Avenue Sheet 1 of 2" by Connecticut State Highway Department, Revised to June 19, 1963.
3. Coordinates refer to the project datum.
4. Parcel is located in Residential Zone A.
5. Parcel is subject to an easement for ingress, egress and parking per deed in Trumbull Land Records volume 1520, page 292.
6. Utilities are not shown on this survey.
7. Wetlands Boundary flagged by Landtech on October 21, 2024.



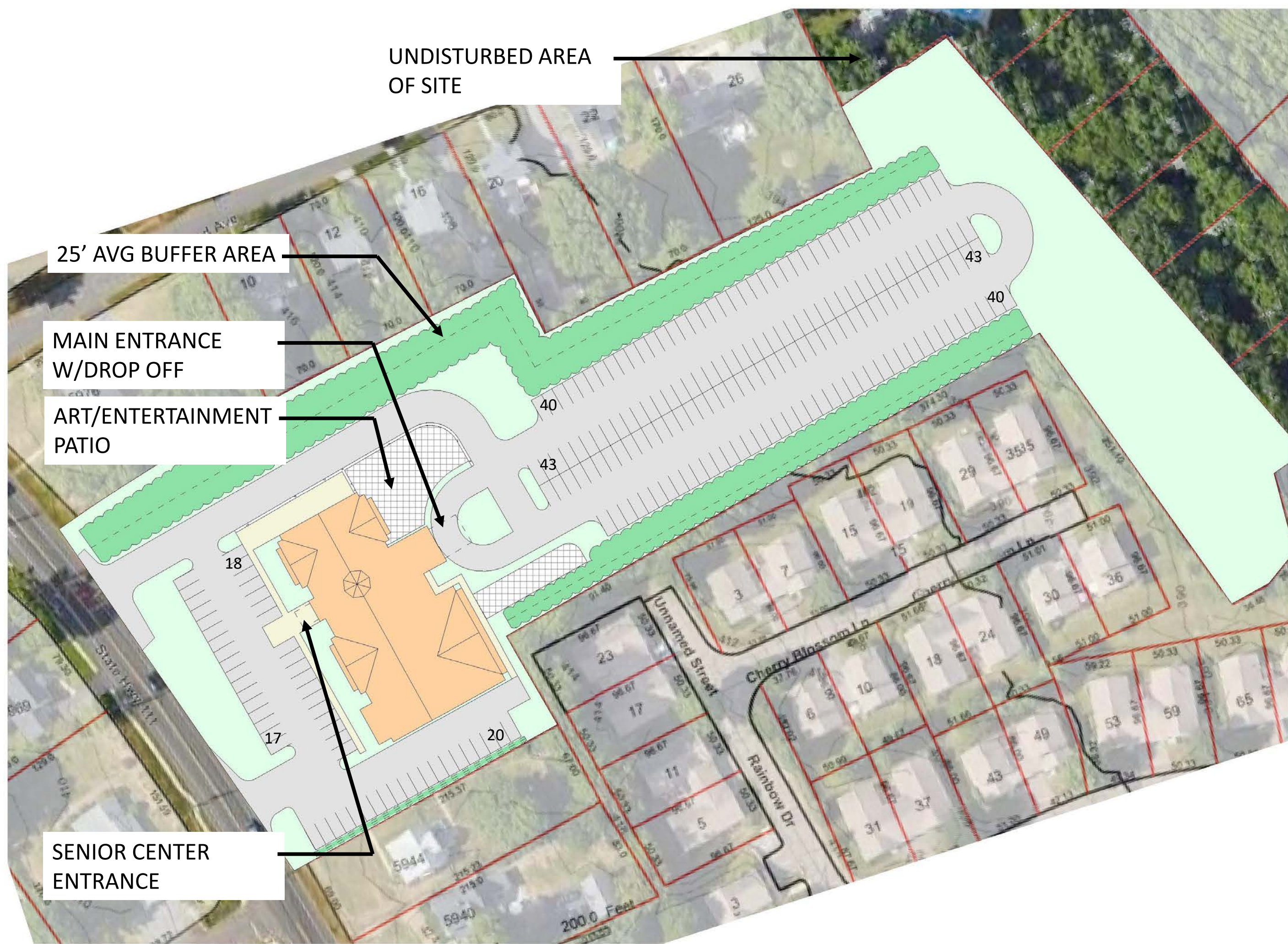
SITE SURVEY



Trumbull - Senior/Community Center



OVERALL SITE CONCEPT



UNDISTURBED AREA
OF SITE

25' AVG BUFFER AREA

MAIN ENTRANCE
W/DROP OFF

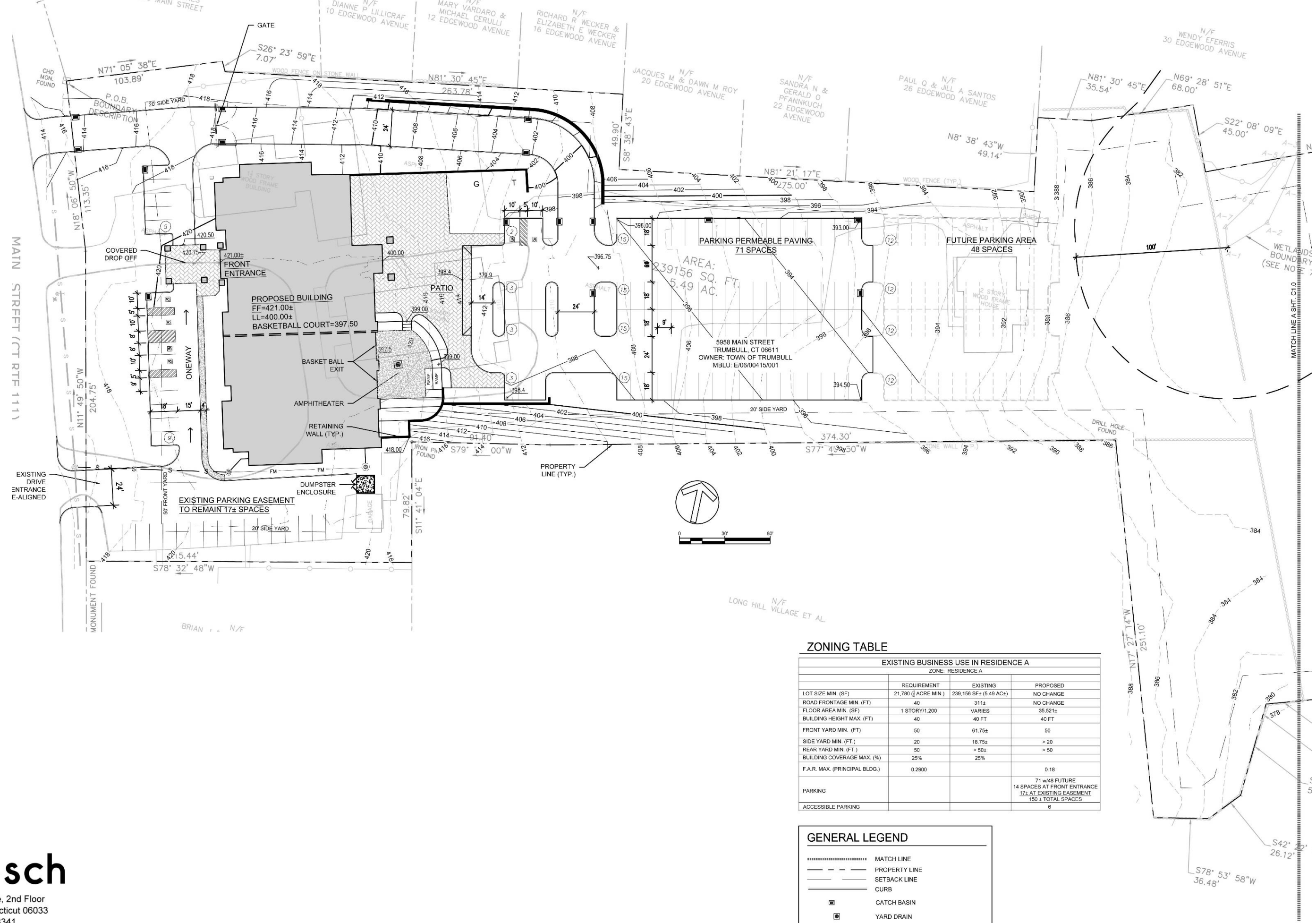
ART/ENTERTAINMENT
PATIO

SENIOR CENTER
ENTRANCE

OVERALL SITE CONCEPT



OVERALL SITE CONCEPT



ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A			
ZONE: RESIDENCE A			
	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,780 (1 ACRE MIN.)	239,156 SF± (5.49 AC±)	NO CHANGE
ROAD FRONTAGE MIN. (FT)	40	311±	NO CHANGE
FLOOR AREA MIN. (SF)	1 STORY/1,200	VARIES	35,521±
BUILDING HEIGHT MAX. (FT)	40	40 FT	40 FT
FRONT YARD MIN. (FT)	50	61.75±	50
SIDE YARD MIN. (FT.)	20	18.75±	> 20
REAR YARD MIN. (FT.)	50	> 50±	> 50
BUILDING COVERAGE MAX. (%)	25%	25%	
F.A.R. MAX. (PRINCIPAL BLDG.)	0.2900		0.18
PARKING			71 w/48 FUTURE 14 SPACES AT FRONT ENTRANCE 17± AT EXISTING EASEMENT 150± TOTAL SPACES
ACCESSIBLE PARKING			6

GENERAL LEGEND

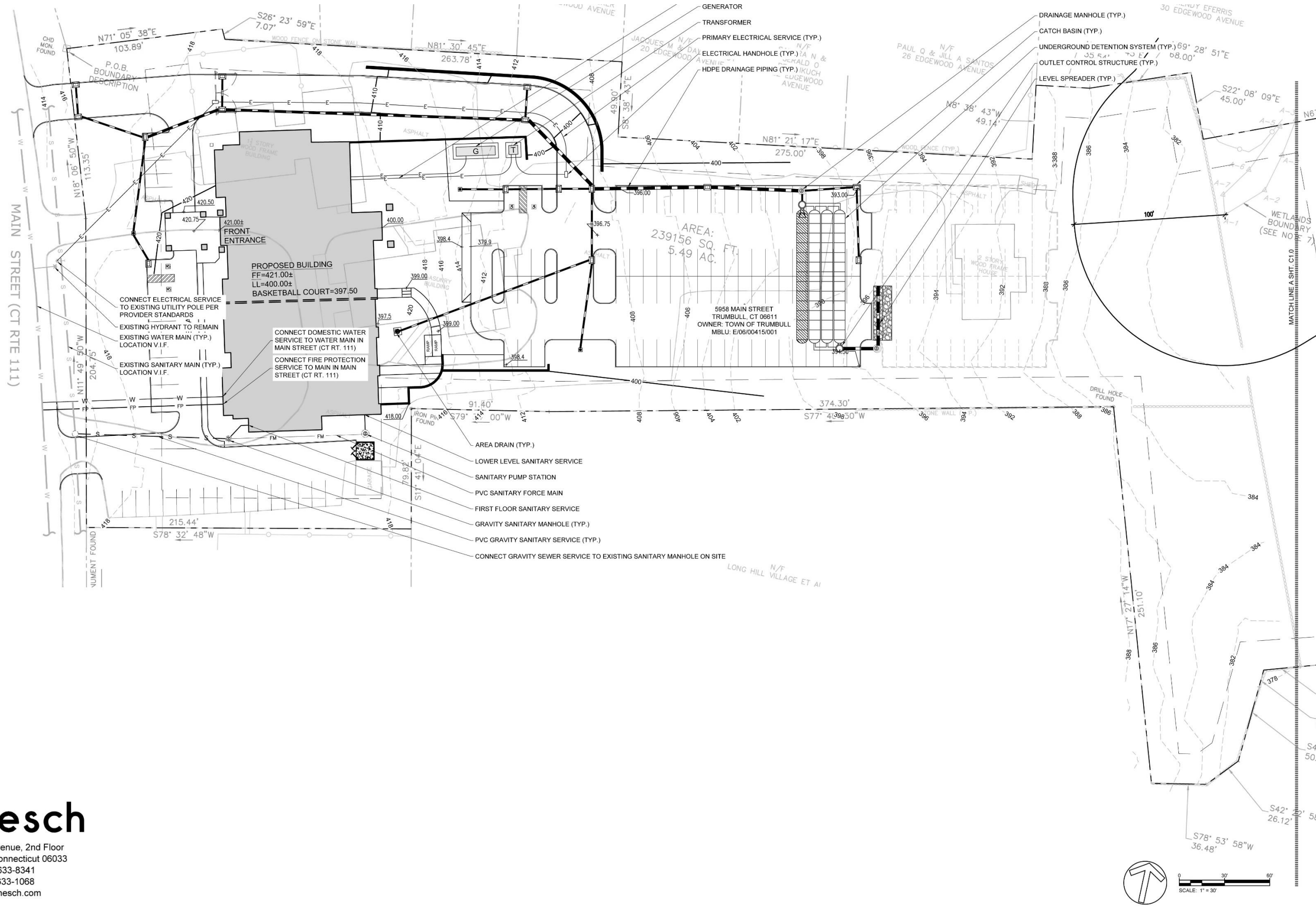
- MATCH LINE
- PROPERTY LINE
- SETBACK LINE
- CURB
- CATCH BASIN
- YARD DRAIN
- 412--- PROPOSED INTERMEDIATE CONTOUR
- 410--- PROPOSED INDEX CONTOUR
- 123.45 PROPOSED SPOT ELEVATION

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PROPOSED SITE LAYOUT AND GRADING

Trumbull - Senior/Community Center

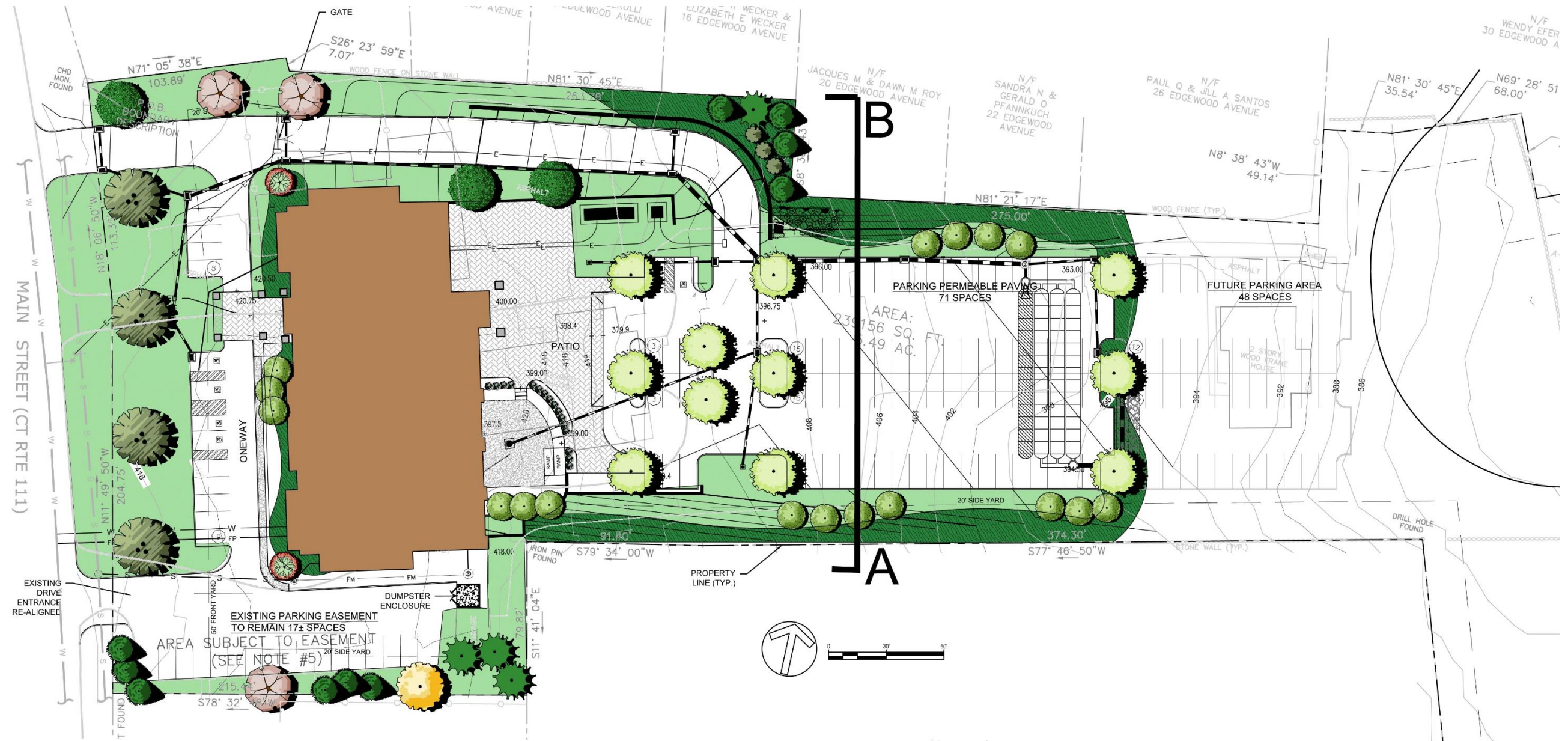


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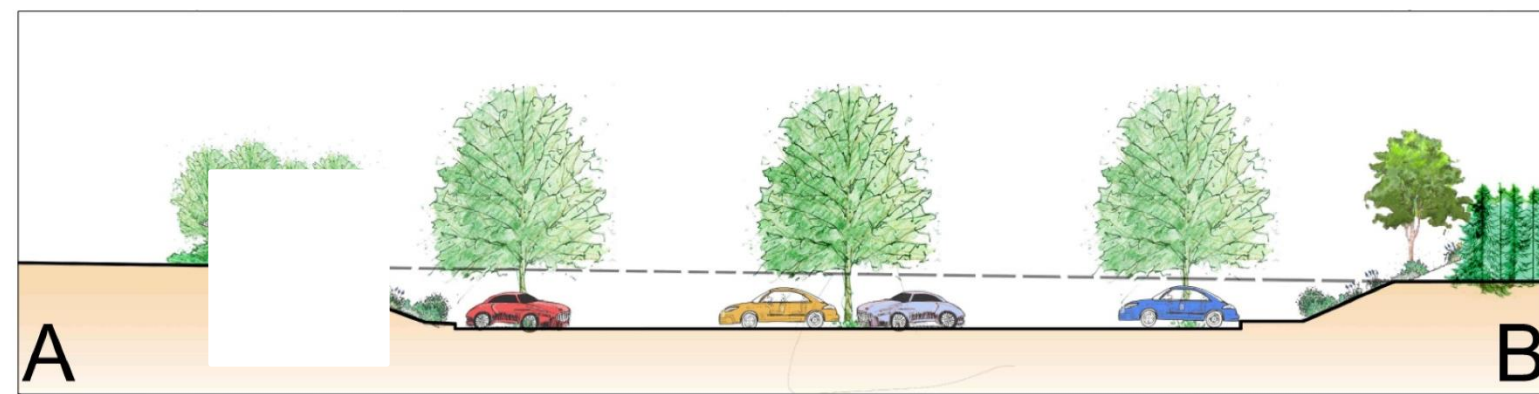
PROPOSED SITE UTILITY LAYOUT

Trumbull - Senior/Community Center



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
DECIDUOUS TREES					
ASL		ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B & B	6-7" CAL.	20' MIN.
GH		GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	
GK		GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2.5-3" CAL.	
LT		LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	6-7" CAL.	20' MIN.
PO		PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	7-8" CAL.	20' MIN.
EVERGREEN TREES					
CNP		CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEeping NOOTKA CYPRESS	B & B	CONIFER	6-7' HT.
PS		PINUS STROBUS / EASTERN WHITE PINE	B & B	CONIFER	14-16' HT.
PS		PINUS SYLVESTRIS / SCOTCH PINE	B & B	CONIFER	12-14' HT.
ORNAMENTAL TREES					
AGA		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	12-14' HT.
CRG		CORNUS X RUTGERSIENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.
ANNUAL PERENNIALS					
NN		NIFFONANTHEMUM NIFFONICUM / MONTAUK DAISY	#1 CONT.	12-15" HT.	12-15" SP.
DECIDUOUS SHRUBS					
CAH		CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET	#5 CONT.	30-36" HT.	30-36" SP.
CAC		CORNUS SANGUINEA 'CATO' / ARCTIC SUNB BLOODTWIG DOGWOOD	#3 CONT.	2-3' HT.	2-3' SPRL.
W		ILEX VERTICILLATA / WINTERBERRY	#5 CONT.	30-36" HT.	30-36" SP.
RAG		RHUS AROMATICA 'GRIG LOW' / GRIG LOW FRAGRANT SUMAC	#3 CONT.	8-12" HT.	12-15" SP.
EVERGREEN SHRUBS					
IGS		ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	#5 CONT.	24-30" HT.	24-30" SPRL.
GROUND COVERS					
NW		NEPETA X FAASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	#1 CONT.	9-12" HT.	12" OC 12" o.c.
PERENNIAL					
HR2		HELLEBORUS X 'BRANDYWINE' TM / BRANDYWINE HELLEBORE	#1 CONT.	10-12" HT.	6-12" SPR. 18" o.c.



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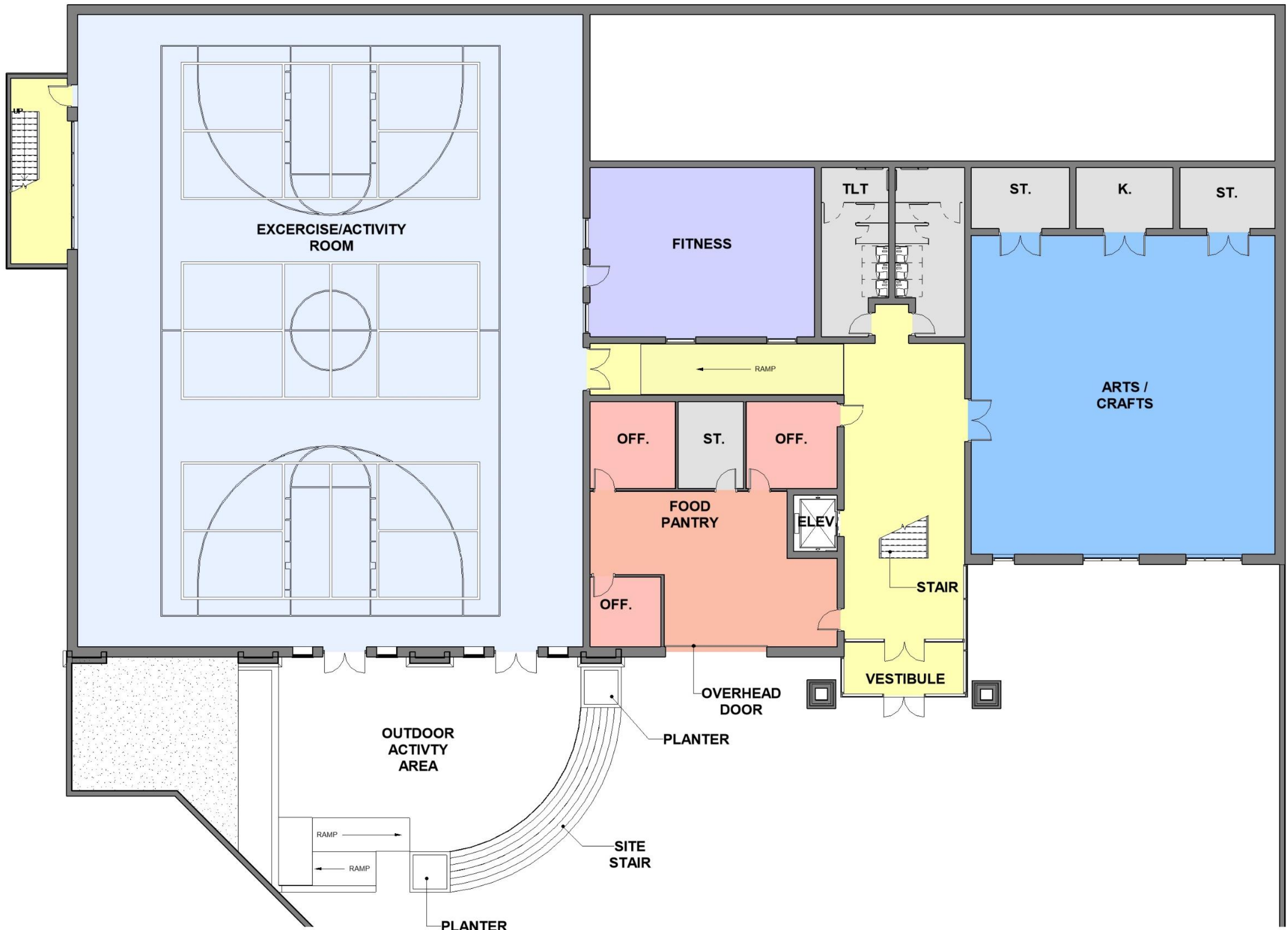
QA+M
 architecture

PROPOSED SITE LANDSCAPE

Trumbull - Senior/Community Center



Upper-Level Floor Plan

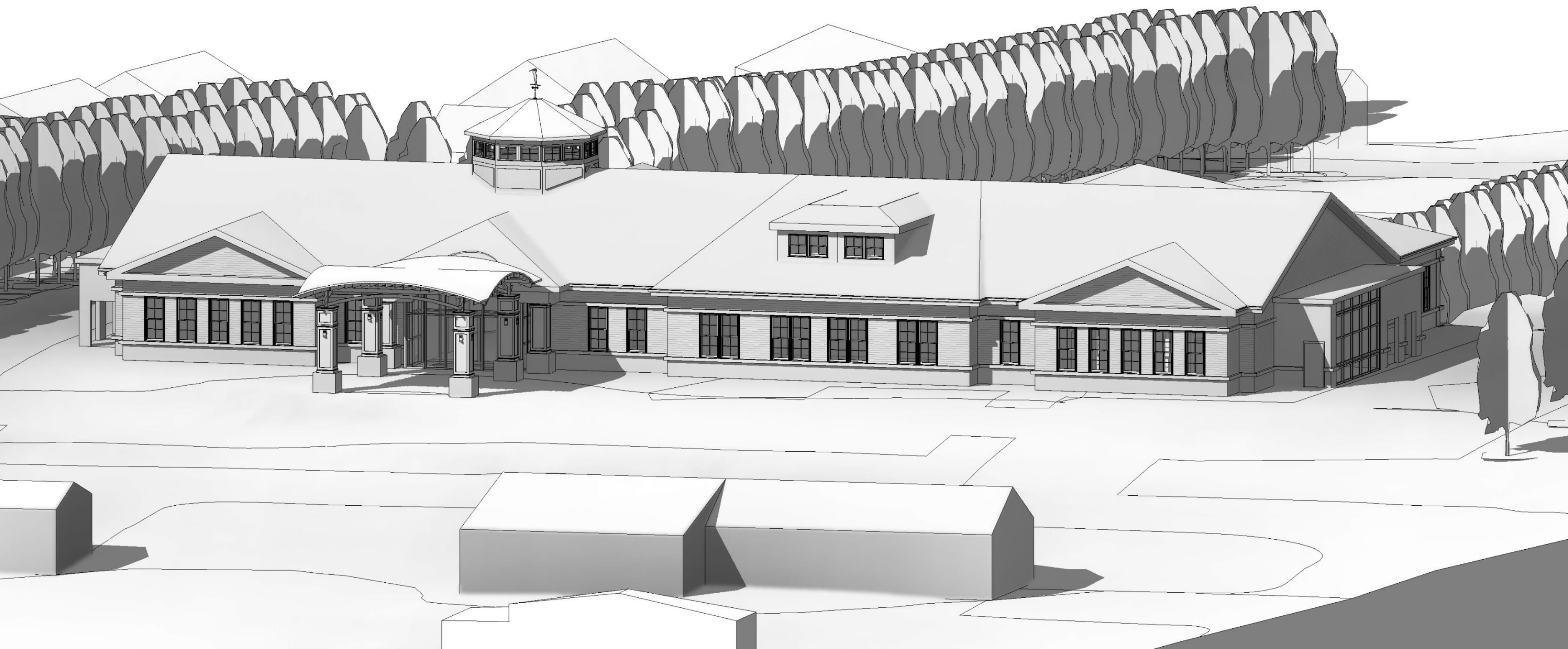


Lower-Level Floor Plan



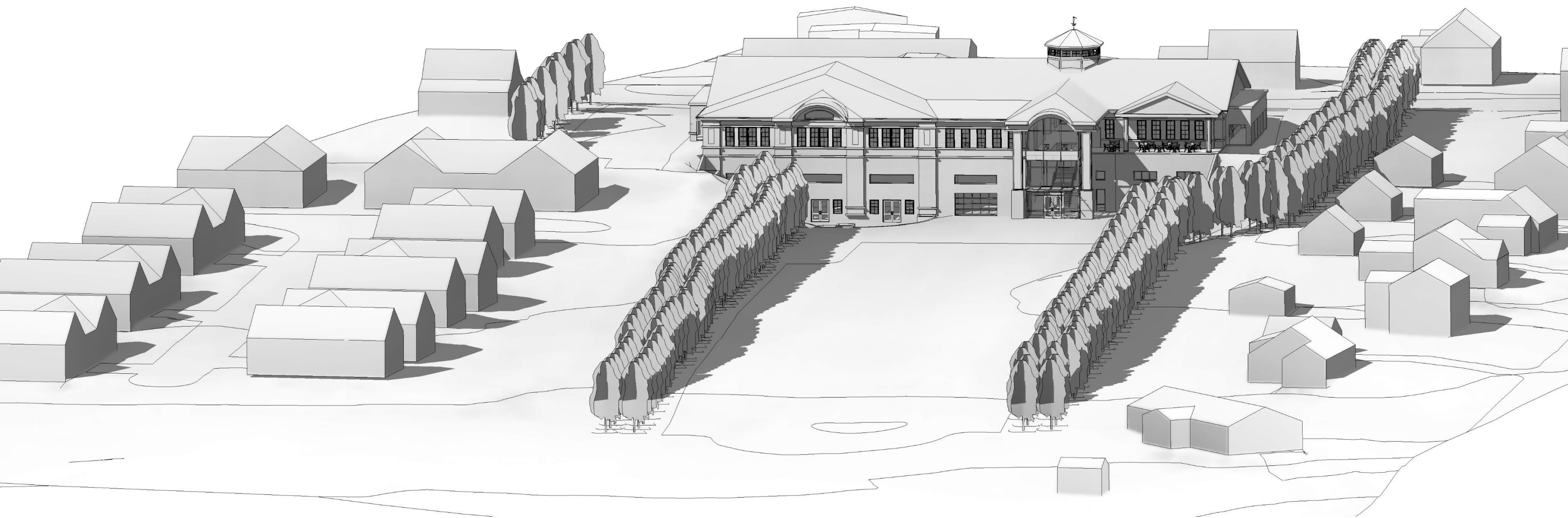
West

Trumbull - Senior/Community Center



West Elevation

Trumbull - Senior/Community Center



East



