

Minutes of the Community Facilities Building Committee
February 12, 2025 at 7pm
Trumbull Town Hall Council Chambers

Present: Lori Hayes O'Brien; Chair, Dawn Cantafio, Vice Chair; Ron Foligno; David Galla; Richard Croll; Kelly Mallozzi (via phone); Dean Fabrizio; Mike Buswell, Tony Silber, Christine El Eris

Absent: Matthew Sather

Also Present: Vicki A. Tesoro, First Selectman; Cynthia Katske, Chief Administrative Officer; Kathleen McGowan, Chief Administrative Officer, Dan Schopick, Town Attorney (via Zoom); Tom Arcari, QA&M Architecture, Rocco Pettito, QA&M Architecture; Tom Wamser, Tighe & Bond

Residents:

Richard White, 169 Church Hill Road
Marlene Silverstone, 3 Cherry Blossom Lane
Brian Walsh, 5944 Main Street
Mark MacKeil, 27 Edgewood Avenue
Sandy Pfannkuch, 22 Edgewood Avenue
Bill Johnson, 14 Walker Road
Brittany Jones, 5976 Main Street
Sherry Boyd, 16 Pinehurst Street
Liz Jones, 9 Pinehurst Street
Elizabeth Wecker, 16 Edgewood Avenue
Laurel Walsh, 5944 Main Street

Lori Hayes-O'Brien called the meeting to order at 7pm.

The Pledge of Allegiance was recited.

Ms. Hayes-O'Brien reminded the public of Public Comment guidelines.

Public Comment was opened at 7:08.

Richard White said the traffic studies cited did not align with actual. He felt there should be a crosswalk to allow for walkers. The trip destination models are flawed. A more realistic growth model should be used. The number of parking spaces is too low, and there is a lack of connections between the upper and lower lots.

Marlene Silverstone is not opposed to a senior center. She is concerned about the hours of operation. She felt the traffic study should include nearby Long Hill Village. She also wants a crosswalk.

Brian Walsh said the town deserves a facility for seniors. He said the plans show an easement on his property for parking but he was never spoken to. He has lived there since 2010. The church had almost no parishioners so there was no traffic. At the December meeting, Dmitri Paris said use of the center would go until 10pm during the week and all day on weekends. There are disparate stories about use.

Mark MacKeil said he is a proponent of a senior center with current senior center hours. This property is too small for a 30,000 square foot building. Three weeks ago he wrote to the First Selectman and the Town Council and he has gotten no response. He wonders if the newly acquired property on Shelton Road would be vetted for a community or aquatic center. He wants to be part of the conversation. This is not an asset to anyone's property value.

Sandy Pfannkuch voiced concern about the demolition of the church, re: release of toxins, noise. There is an underground stream: will drainage from the parking lot create flooding? The method of removal can also impact their properties, many older homes with plaster walls.

Bill Johnson spoke on behalf of himself and his wife Amanda. He is very concerned about traffic, which is already too much on Walker Road. Other locations such as Indian Ledge are better. The cost would be better used for adaptive play areas.

Brittany Jones has trouble with the inconsistency of diagrams. She is worried about her trees. Which would be cut down? Demolition can damage tree roots.

Sherry Boyd wants the right traffic study data to be done, including side streets. Studying Lake Avenue traffic data is irrelevant. What are the possible environmental effects. Her letter to the Trumbull Times has not been published. She is concerned seniors only read the paper version.

She wants to know what the contract is. Trumbull's mill rate has gone up significantly, to 37th highest in Connecticut.

Liz Jones wants an independent traffic study, not one done by the Town.

Elizabeth Wecker is for a senior center, against a community center. She is against a driveway on Edgewood Avenue. She is concerned about her foundation and trees.

Laurel Walsh said the committee was deluded if they thought they were including the neighbors. She feels the placement of the garbage is punitive. Spending \$30 million on a project that does not meet the needs of the community is irresponsible. Sidewalks being taken on eminent domain ignores the neighbors' fears.

Public Comment was closed at 7:38pm.

Project Discussion

QA&M Architecture presentation, Tom Arcari showed the most current site plan, reflecting changes made after meeting with Town Staff from all different departments.

Notable changes included the entrance on the north end was widened, to allow left hand turns onto Main Street to be easier.

The entrance road has been moved closer to the building and reconfigured to pull away from the neighboring properties. The rear of the site for parking adjacent to the building has added Ballard for fire trucks. The rear is also larger for emergency vehicles.

Sidewalks along Main Street have been added to the plan. They recommend extending the sidewalks to connect with the existing ones. The DOT recommends crosswalk across Main Street, but prefer pedestrians use the existing one on Church Hill Road.

Configuration on the site remains with a drop off and some parking in the front and more parking in the back. 113 paved spaces and 48 overflow. They propose adding a stair on the southeast corner and a garden.

The retaining wall between the patio entrance and driveway will align with the entrance drive.

It was a positive meeting with the Town.

The proposed utilities placement was shown. The generator is now on the south side, but that can be reconsidered.

An upgraded diagram of plantings was shown.

Rocco Pettito, Project Architect QA&M talked about changes to how the space will be used. Spaces were reconfigured for offices, for a welcome desk, areas for human services and a conference area. The classroom area can be divided in two. The large multipurpose room can be divided into three spaces and includes a stage.

The back side of the lobby has a grand space and a cafe.

The lower levels include a multi-use recreational space. The fitness room has cubbies outside. There is storage space for parks and rec. The bigger art spaces now have areas for monitoring. The upper half of the pantry area has a mechanical mezzanine for equipment.

They created a well on the roof to hide roof top equipment.

Traffic

Tom Wamser, Professional Traffic Engineer for Tighe & Bond, Shelton.

They studied the impact on affected roads, from Church Hill Road to Lake Avenue, and adjacent side roads. The DOT does not like crosswalks on mid-street locations, they encourage crossings at lights.

They compared traffic to other sites around CT. Collision history was considered, and found very little. Found drivers were driving at the posted limits and visibility exceeds requirements. There is a shoulder for bicycles and a bus stop close by.

The Joseph Trapasso Community House facility is almost identical in proposed programming, in the heart of a residential area and in walking distance of Town Hall.

They are taking many measures to reduce costs.

Christine El Eris said the rendering showing the planting showed a curve in the roadway that looked different. She also wanted to know what is meant by typical operation for non-signal entries. How many cars would that be? Branford operates at an E Level, we are trying to get to D Level. Trying not to have several minute delays. Expect now 30-50 seconds average delay per vehicle at peak hours, not mid-day.

Ron Foligno did not understand how the entry is more than the exits in traffic studies.

Richard Croll likes that there are no 90 degree turns anymore, and the stairs on the south side.

The size of the multifunction room is 2500 square feet.

The resolution is to build a senior center and community center. To scale back the project would be up to the Town Council to do.

Dean Fabrizio asked how much is excavation vs. grading. Almost all of the rear would be excavation. There is significant cut at the basement level.

Dave Galla asked if mechanicals could be housed on the roof. Providing heating and cooling are the biggest issues, air handlers require a lot of fresh air. Better solution is to put it in the mezzanine space, providing heating and cooling for the lower level. Roof monitor heat pump units would sit on the roof.

The well in the roof does not affect ceiling heights.

The well concept is a flat roof, drains would be needed. Mr. Foligno asked about solar: If it's added it would be on the pitched roof with southwest exposure.

Tony Silber asked if Dmitri Paris said there would be waves of 5th graders coming in. That would be regulated by the Town.

Richard Croll expressed concern about the generator and garbage placement. It's ideal for the dumpster to be adjacent to the kitchen. Buffering would be designed in. It can be elsewhere. The electrical will go where Eversource chooses. They try and keep the transformer and generator together, best not on the roof. Typical generator use is 20 minutes during the day once a week.

They need to do testing on the site re: excavation. They will likely find rock.

Typically, a full environmental remediation program is done first, before demolition. The building is encapsulated and materials are removed first. It would just be a big ditch digger for the demolition.

No data indicates an underground river though there is a small wetlands area well beyond the proposed building site. They cannot put any storm water on the neighbors' property. Since the center is down gradient it would go to the cite as opposed to the neighbors.

The survey will be prepared by a professional surveying company. Adjacent property trees should be added to the survey. One reason they bent the road was to move away from the trees on neighbors' property.

If the project impacts the neighbors' trees, what are the legal outcomes? The need to know where the roots are.

This is not necessarily the final design, it will continue to be modified.

Demo will take a few days.

Electrical power will be brought in underground. The power company will pull the cables to the transformer from the street. It's not known if this will affect the roadway.

Ms. Mallozzi asked if the traffic study will be made public Yes, it's attached to the agenda online.

There is an upcoming forum for discussion at the senior Center.

Dawn Cantafio asked if sound will be a problem for the neighbors. VRF creates a sound barrier.

Question what was a local vs. a collector roadway. A collector roadway connects local roads to arterial roads, which connects traffic on a larger, more regional scale.

Ms. El Eris stated the debate to change the scope of the project to just a senior center would not seem to change the design of the building. Ms. Hayes-O'Brien agreed. The debate is about use, not size. Mr. Paris is not the ultimate determinate of use or hours.

Per Mr. Wamser, the study site is the traffic coming from volumes on Rte. 111. The volume is already on the road.

Mrs. Tesoro said she appreciated the comments and suggestions made by the neighbors. They have been taken very seriously by the committee. Parks and Rec is one department in Town, no department functions on its own, so it would need approval on how the building is used, and that would happen in the First Selectman's Office. After normal senior center hours, the building can be used for other things. It should benefit all the citizens of Trumbull. Mrs. Tesoro invited anyone with concerns to make an appointment to meet with her.

Mr. Croll pointed out if you take the lower level away it would still have the same footprint.

There is a meeting on Tuesday, February 18 with the Police Commission at 5:30pm at the Police Station, and with Planning and Zoning on Wednesday February 19 at 7:30 at Town Hall.

Dave Galla made a motion to approve the conceptual plan on the Grace Church property as presented, Tony Silber seconded. VOTE: All in favor.

The presentation at the Senior Center will be in March. The committee is open to other sessions, contact them. The architectural team is also open to meeting with groups and to make the concept as amenable to neighbors as possible.

The Board of Finance and then the Town Council will decide if and when it goes to referendum.

The committee will present an update to Town Council at their regular meeting on March 3 at 7:30.

Ms. Cantafio made a motion to adjourn and Mr. Foligno seconded. All in favor at 9:02pm.

Respectfully submitted,

Joanne Glasser Orenstein
Clerk
February 19, 2025

To: Trumbull Community Facilities Building committee.

Date: February 12, 2025

Good evening committee members.

We take the opportunity to thank the town again tonight as we have for 13 previous meetings on the purchase of the Grace property to protect it from private development. We've also repeatedly said we are proponents of a reasonably sized senior center with current senior center hours and use. This property is simply too small for what you want to build here.

We give the architectural firm credit..they are working hard making the proverbial "square peg fit in the round hole" and question if they truly believe this is the best WHAT AND WHERE site for a 30,000 square foot municipal building? ALL we hear is it will fit!!!!

Almost 3 weeks ago I emailed the first Selectman, the town Council chair and the chairman of the building committee and asked ...and

This may sound familiar to the Grace property but ...will the soon to be acquired 9.8 acres on Shelton Road be vetted for future development as a community/senior center? it's bigger, it ticks many of the boxes ...NO RESPONSE FROM ANYONE.

It's fortunate these meetings are recorded for fact checking. We hear and read from town employees that the neighbors are spreading misinformation regarding the intended use of the building. However we only share the information we receive from these meetings.

We hear and read the neighbors' concerns are taken seriously... yet

We have repeatedly for 6 months asked to be included in working discussion sessions where we can civilly ask questions and express concerns and get feedback with each other for more than just 2 minutes at public comment.

It's even been suggested that living in the shadows of this building may be an asset to our property values.

I can assure you, as a realtor and in many discussions with my peers, no one moves to Trumbull with a wish list that includes, find me a home with a 30,000 square foot municipal building with 7 day a week activities, traffic, noise and and a parking lot with security lighting in my backyard.

If this plan is approved, what we as neighbors will get and what you will see tonight is one neighbor with 2 way traffic queuing up in a driveway next to their once tree lined property...another neighbor gets a garbage pickup storage area, a generator and a transformer next to their home, other abutting neighbors get cafes, patios and parking lots overlooking their yards.

We have more questions than answers-

A traffic study that hopefully explains or at least this committee will ask the question why, as we have asked multiple times, why the 55+ Long Hill Village, Edgewood, Walker, Pinehurst and the surrounding side streets were not included

No answer on what trees will be taken down on the entirety of the property.

No property environmental impact assessment available to the public.

An "overflow" parking lot does anyone really believe that a majority of senior's are going to park and walk from the overflow parking area to the building and then play full court basketball!!....what are you really proposing to build?

The committee has not asked the architects to mark the limits of disturbance of the building and the parking lots to see how it will fit on the property.

We now see there is going to be a sidewalk? Will that also be along all of the neighbors properties and extend to town hall?

Is there going to be a cross walk on Main Street?

The chair always starts the meeting by reminding the public TO BE KIND...the committee should go back and watch the January 8th meeting and see who's being kind...

Members of the committee keep telling the neighbors TRUST US, you are really going to like this when it's completed.

Several committee members expressed a desire to move here or move their parents next to this 30,000 square foot municipal building that will operate 7 days a week.

Before you vote to move this site recommendation forward please consider is this really the best we can do? Is this what's best for all Trumbulls residents? Does this plan, on this site meet the needs for the next 10-20-30 years of the seniors and community...

We hope you understand if this development is shoehorned into this property it will be destroying a residential neighborhood? ...

YOU CAN SAY AND VOTE NO TO THIS OVERSIZED DEVELOPMENT ON THIS SITE!

Once you cut that first tree-you can't go back!

Submitted this 12th day of February, 2025.

Mark MacKeil

27 Edgewood Ave

Trumbull, CT 06611

Isn't a project this important worth getting the right traffic study data? In order to understand the risks and potential issues for those pulling out heading south from the future center, one must study the parallel side streets Long Hill Village /Edgewood /Pinehurst, not Lake Ave/Turney Place. The Sunoco corner is irrelevant and studying it was wasted money in this case.

Beyond the traffic —

The residents (including seniors) deserve to understand the reality (including costs and environmental effects) of what it will take to put this proposed building into this land.

To that end, I crafted a letter to the Editor of the Trumbull Times to get the SENIORS-only reading paper up to date. My letter was submitted 3 weeks ago and despite multiple promises, has still not appeared in the paper version. And now my contact has gone dark.

Do the residents of Long Hill Village know that if the current Grace Church iteration becomes reality, their peace and quiet is gone for the following 18+ months, starting with the demolition, then digging in, jackhammer or blasting?

Is the estimated cost of the Grace building \$10 million HIGHER than Hardy Lane because most of it will need to be buried into 20 feet of solid rock? Nobody on the committee or the architectural team has said.

If the seniors are this project's priority, why did the head of parks & rec weigh in extensively regarding "gym size" at the December committee meeting and speak about his need for program space?

Might the architectural contract be the main reason that the Committee is shoehorning the BIG Hardy design into the Grace Church property that is 1/5 the size? Nobody has confirmed or denied it.

If the contract is not a factor — how about a do-over. A 20,000 sf senior center, oriented east-to-west with proper allocation of space will meet the needs of seniors, cost significantly less to build, and will require far less disruption of the land and traffic. Instead of a giant patio on the back of a too-big building overlooking a parking lot, create a more natural, much-desired garden space in the front, incorporating those beautiful trees healthy enough to remain.

Please be fiscally aware — when I moved to Trumbull in 1993, the mill rate was 23.9 and Trumbull was ranked 86th out of 169 towns (right in the middle). Trumbull now has the 32nd highest mill rate which is in the top 20%. When Hillcrest costs hit, it will climb even higher.

Give the seniors what they need and leave parks and rec for a later date/another place.

With so many years invested, why not get this right!

In preparation for tonight's meeting, I reviewed Tighe & Bond's Trumbull Community Center Traffic Impact Study. I also reviewed the last few years of CT DOT traffic data for both the Main Street and Church Hill Road and the Main Street and Lake Avenue intersections and the CT DOT / UConn accident database.

I reviewed this committee's two traffic studies for the Hardy Lane proposed location and the committee's traffic study for the Old Church Hill Road proposed location.

The traffic engineer for Hardy Lane collected questions from both the public and the committee and provided written answers before this committee made any decision to move forward with the final traffic study. That was very helpful and will hopefully be repeated tonight.

I was a bit concerned that the Police Commission was going to review this traffic study at last night's meeting, before this committee has had a chance to review, comment, and possibly extend your own report. This seems backwards and I'm glad that the Police Commission meeting has been postponed.

I have a few comments:

- The three-year, 1% annual growth estimate does not align with the last three years of growth in the CT DOT data, estimated growth in our current POCD, or the new estimated growth in the Board of Education Ten Year District Master Plan. Please align this estimate with the town's other estimates.
- There appears to be a lack of discussion of a crosswalk. For Hardy Lane, I calculated the number of families that live across from Hardy Lane between Middlebrooks and Quality Lane. There are similar numbers of families across from Grace Church. This should be a walkable destination.

I know that this is an added cost and delay as you await CT DOT approval, but I would remind the Committee that the traffic engineer for Hardy Lane stated "if you are expecting 3 pedestrians or 30 pedestrians, you are going to need a crosswalk". Please do not move forward with this project without proper approvals for a crosswalk.

- There appear to be a variety of Trip Generation models being used across the four traffic reports commissioned by this committee. For Hardy Lane, you tried to use a comparison between Hardy Lane and Woodbridge Community Center which proved to be flawed.

You then switched to a model that basically tripled our current Senior Center numbers for the weekday estimates. At one point, Tom stated that tripling current usage is a good

estimator of future use based on his experiences with similar projects across the state.

For Grace Church you are still referencing the flawed Woodbridge numbers but are also using the ITE model for a generic 30,000 square foot community center.

I would prefer that the committee use a more realistic growth model combined with Tom's suggestion to triple the current usages for Trip Generation in place of the ITE model.

Finally, I would like the Committee to ask the traffic engineer to review the flow of traffic, walkways, and parking on the proposed facility.

I'm worried that the number of parking spaces with access to the main floor, for normal Senior Center activities, is too low. This will require that both the front entry and rear entry be staffed and longer walk distances for your target visitors.

When I think about weekend rec sports league, I'm envisioning four teams of eight to ten fifth graders showing up to play between 1:00 PM and 2:00 PM; 50 to 60 cars with parents, children, coaches, and refs. With a new batch showing up at 2:00 PM and 3:00 PM, etc. **We've all lived this.** I'm worried that the lack of multiple connections between the upper and lower parking areas is going to cause backups as parents and seniors look for parking between the various parking areas.

The proposed grass parking area doesn't appear to be connected at this time. When it is connected, I'm concerned about the impact to the pervious pavement as we "track mud" from the grass area across the pervious pavement.



Proposed New

Senior / Community Center Grace Church Property

Community Center + Senior
Center Specialists

Trumbull, Connecticut | February 12, 2025



SITE AERIAL/GIS MAP



SITE AERIAL OVERLAY

PROJECT DESCRIPTION:
**TRUMBULL
COMMUNITY
CENTER**
TRUMBULL, CT

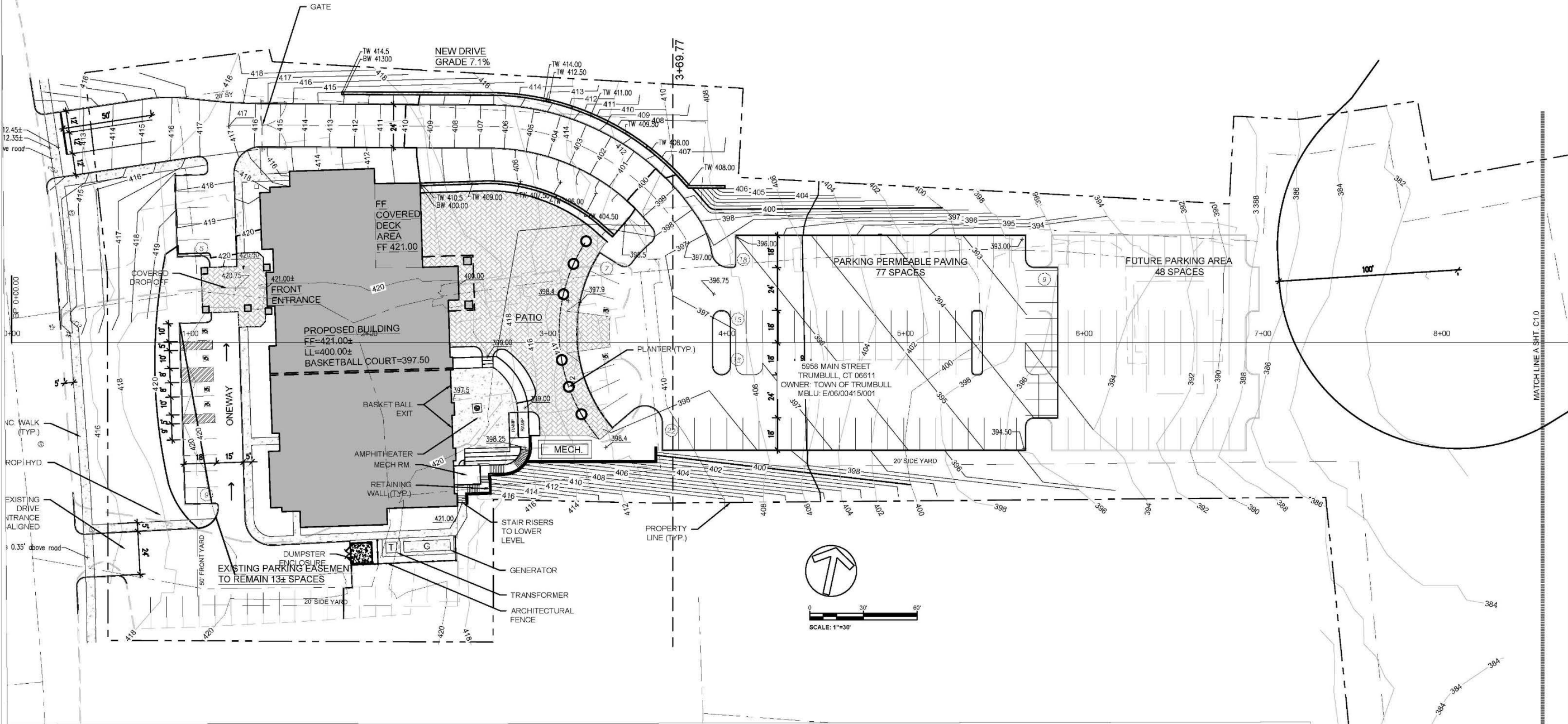
Project #: 1656

ZONING TABLE

EXISTING BUSINESS USE IN RESIDENCE A			
ZONE: RESIDENCE A			
	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE MIN. (SF)	21,780 (1/2 ACRE MIN.)	239,156 SF± (5.48 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			77 w/48 FUTURE 14 SPACES AT FRONT ENTRANCE 13± AT EXISTING EASEMENT 152 ± 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



Revisions

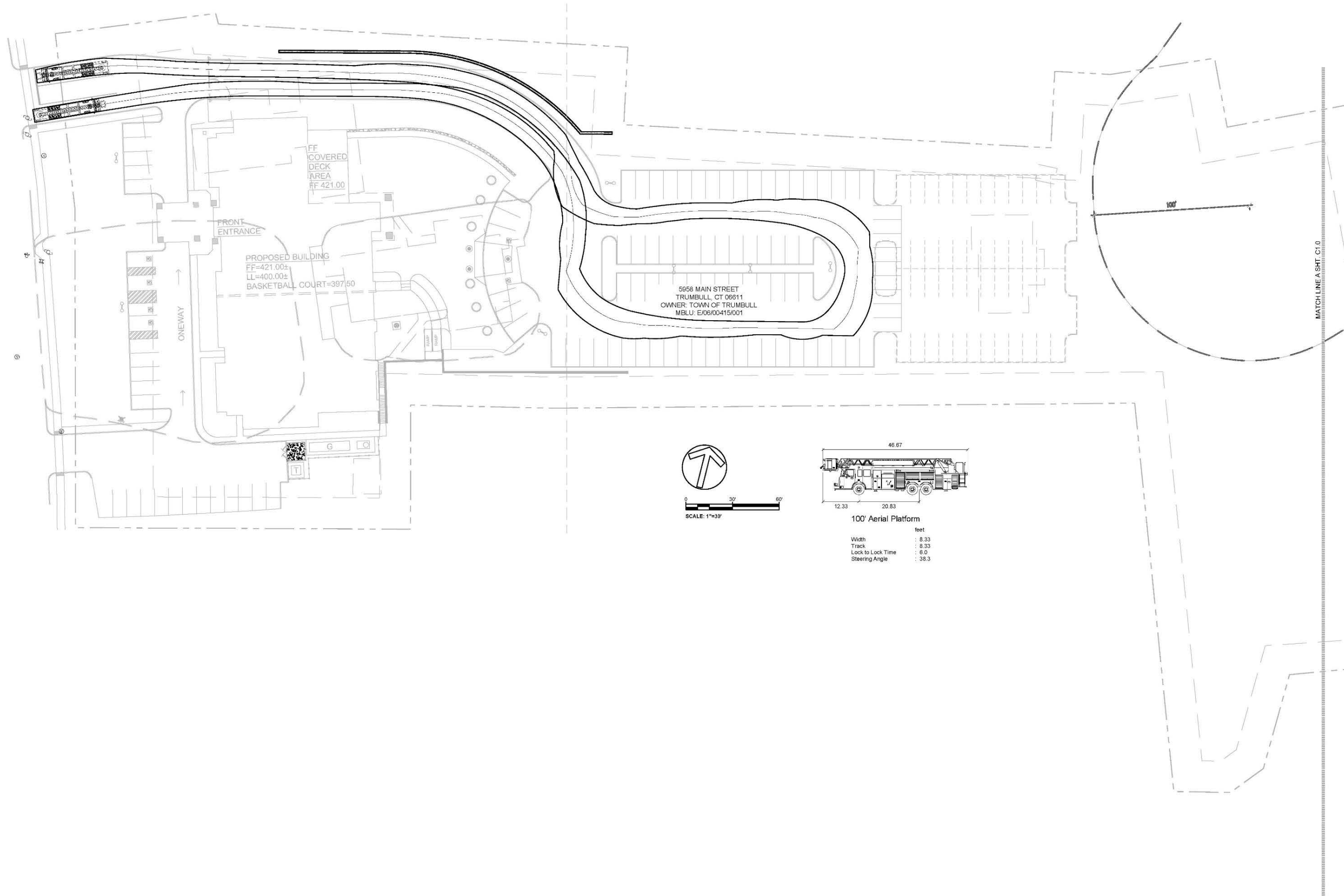
Issue Dates:



SCHEMATIC DESIGN
01.06.2024

SCHEMATIC SITE PLAN

C-1.0



QA+M
architecture
Quisenberry Arcari Malik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

benesch
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PROJECT DESCRIPTION:
**TRUMBULL
COMMUNITY
CENTER**
TRUMBULL, CT

Project #: 1656

Revisions

Issue Dates:

SCHEMATIC DESIGN
01.06.2024
REV 02.10.2025

TURNING MOVEMENT PLAN

C-1.2

PROJECT DESCRIPTION:
**TRUMBULL
COMMUNITY
CENTER**
TRUMBULL, CT

Project #: 1656

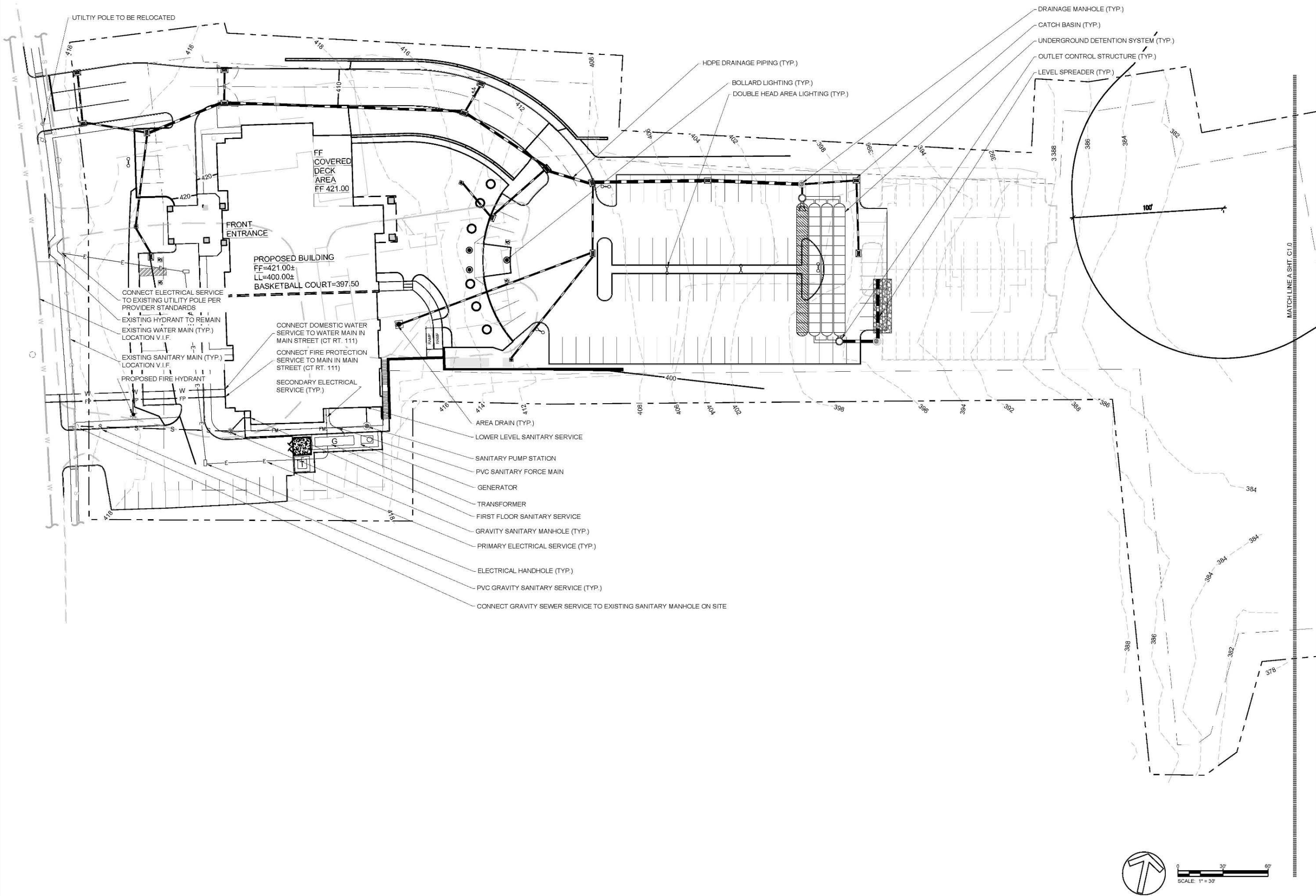
Revisions

Issue Dates:

SCHEMATIC DESIGN
01.06.2024
REV 02.10.2025

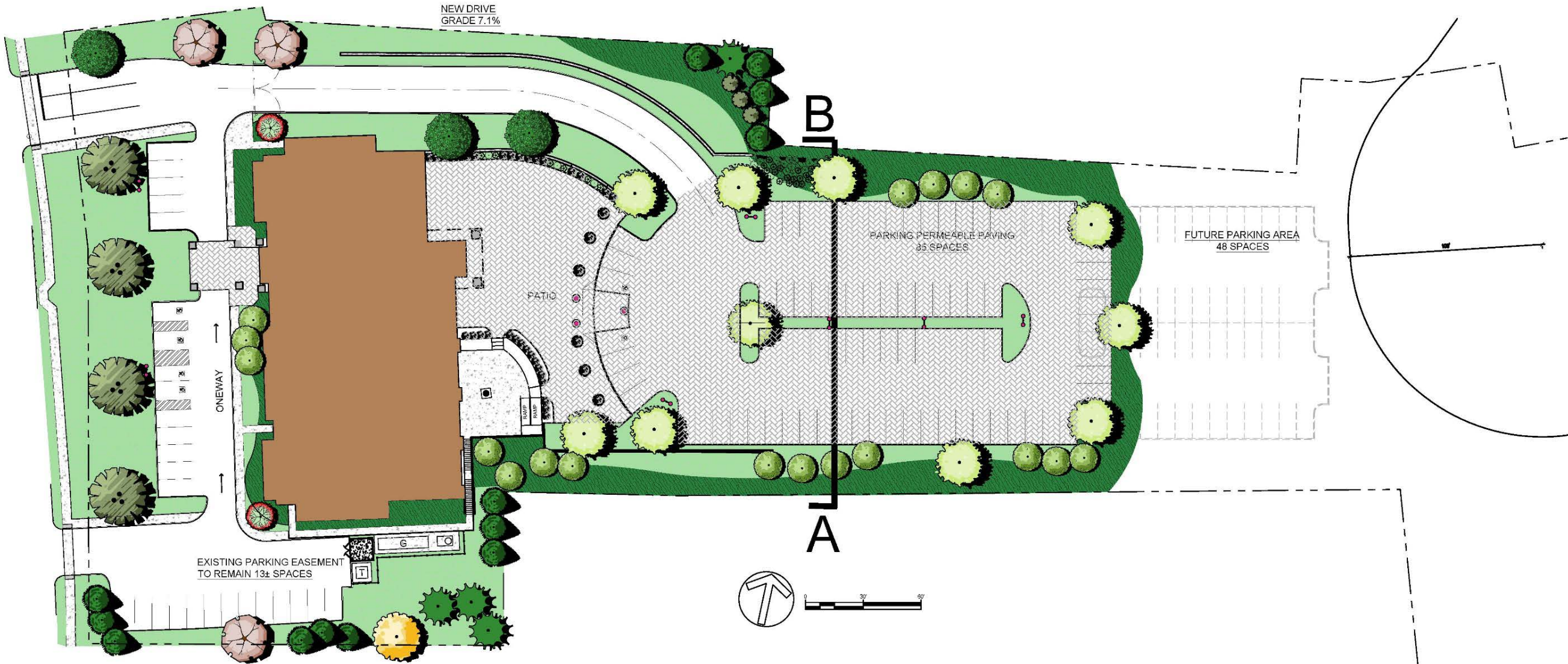
SCHEMATIC DRAINAGE &
UTILITY PLAN

C-2.0



PROJECT DESCRIPTION:
**TRUMBULL
COMMUNITY
CENTER**
TRUMBULL, CT

Project #: 1656



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		QUERCUS TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	
GK		GYMNOCADUS 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 NODKATENSIS 'PENDULA' / WEEPING NODDIA CYPRESS	B & B	CONIFER	6-7' HT.
P2		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.
CRG3		CORNUS X RUTGERSensis 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
ANNUAL PERENNIALS					
NN		NIPPONANTHEMUM NIPPONICUM / MONTAUK DAISY	#1 CONT.	12-15" HT.	12-15" SP.
DECIDUOUS SHRUBS					
DAH		CLETHRA ALNIFOLIA HUMMINGBIRD / HUMMINGBIRD SUMMERSWEET	#5 CONT.	30-36" HT.	30-36" SP.
CAC		CORNUS SANGUINEA 'CATO' / ARCTIC SUNRISE BLOODWIS DOGWOOD	#3 CONT.	2-3' HT.	2-3' SP.
W		ILEX VERTICILLATA / WINTERBERRY	#5 CONT.	30-36" HT.	30-36" SP.
RA3		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#3 CONT.	6-12" HT.	12-15" SP.
EVERGREEN SHRUBS					
ISS		ILEX GLABRA 'SHAMROCK' / SHAMROCK KIMBERRY	#5 CONT.	24-30" HT.	24-30" SP.
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
GROUND COVERS					
WW		HEPETA X FRASERII 'WALKERS LOW' / WALKERS LOW CATMINT	#1 CONT.	9-12" HT.	12" O.C.
PERENNIAL					
HB2		HELLEBORUS X BRANDYWINE 'TM' / BRANDYWINE HELLEBORE	#1 CONT.	10-12" HT.	9-12" SP.



1 SCHEMATIC PARKING SECTION A-B
NOT TO SCALE

Revisions

Issue Dates:

SCHEMATIC DESIGN
01.06.2024
REV 02.10.2025

SCHEMATIC PLANTING PLAN

L-1.0





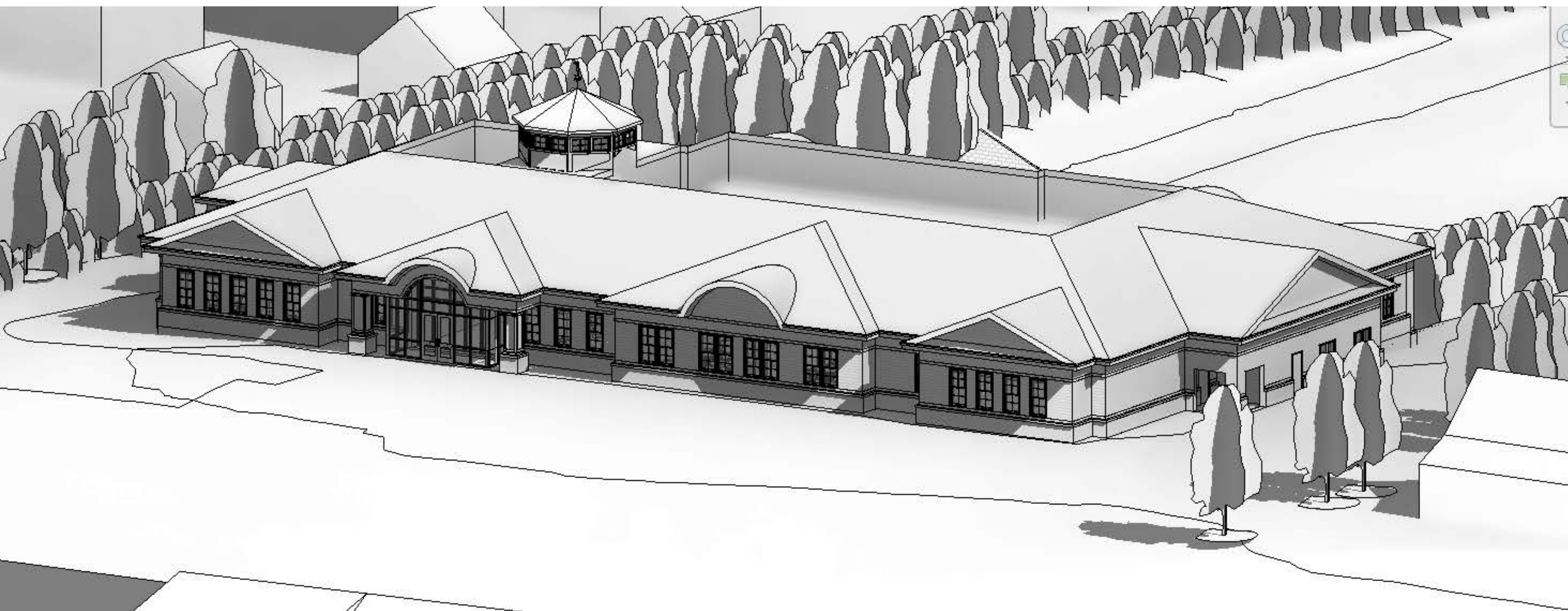
Upper-Level Floor Plan

Trumbull - Senior/Community Center

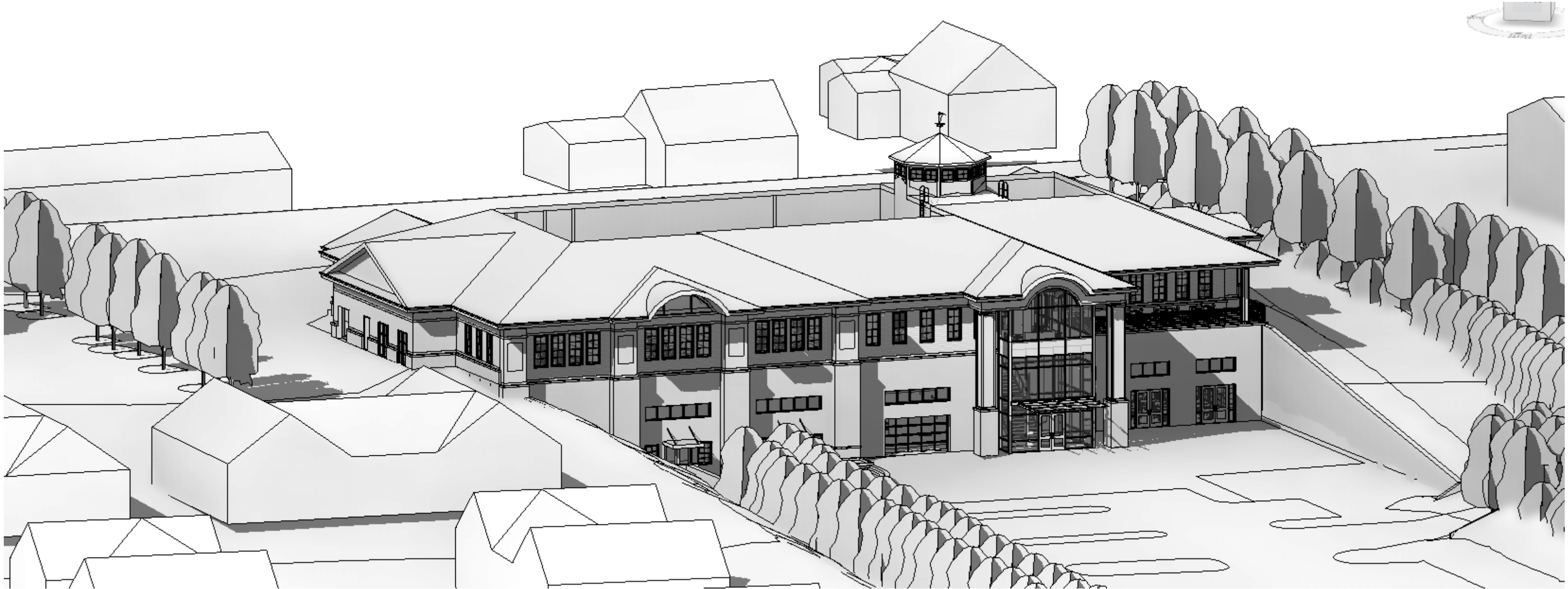


Lower-Level Floor Plan

Trumbull - Senior/Community Center



West

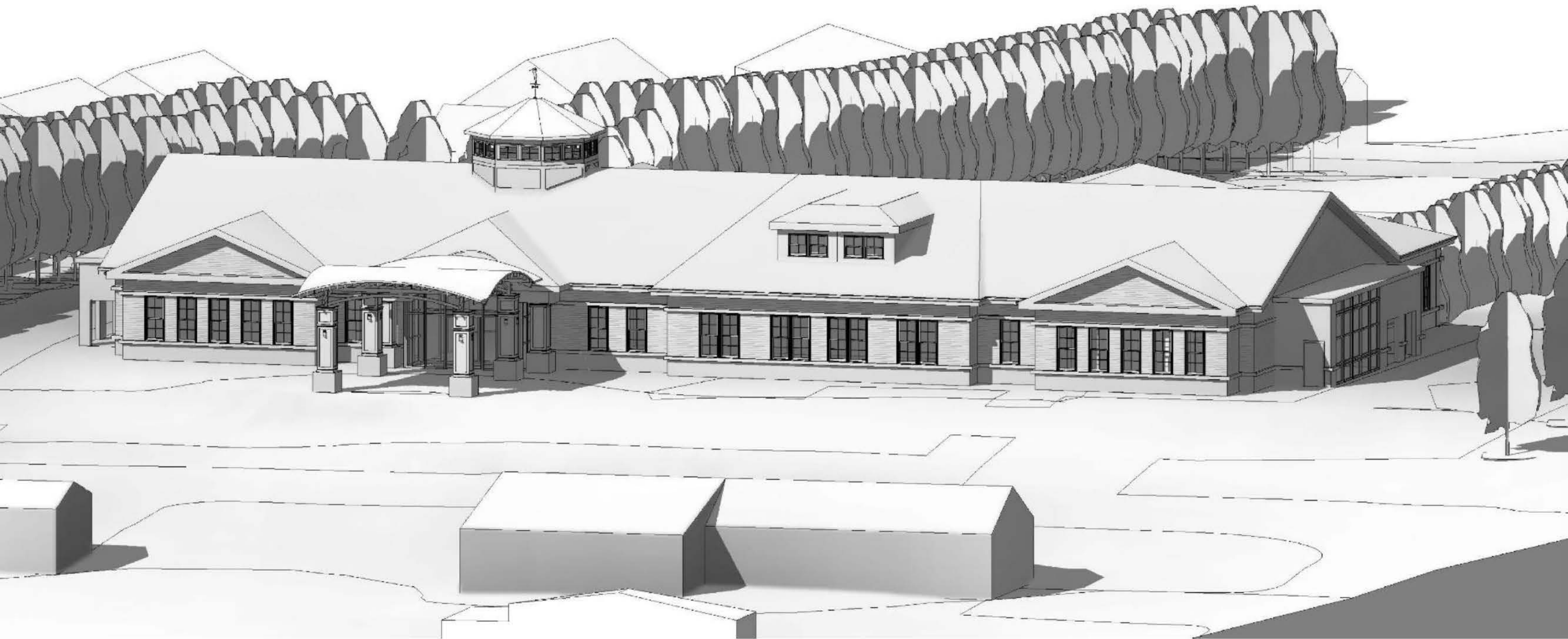


East

Trumbull - Senior/Community Center







TRUMBULL COMMUNITY CENTER

Traffic Impact Assessment

Thomas J. Wamser, PE, PTOE, RSP2I

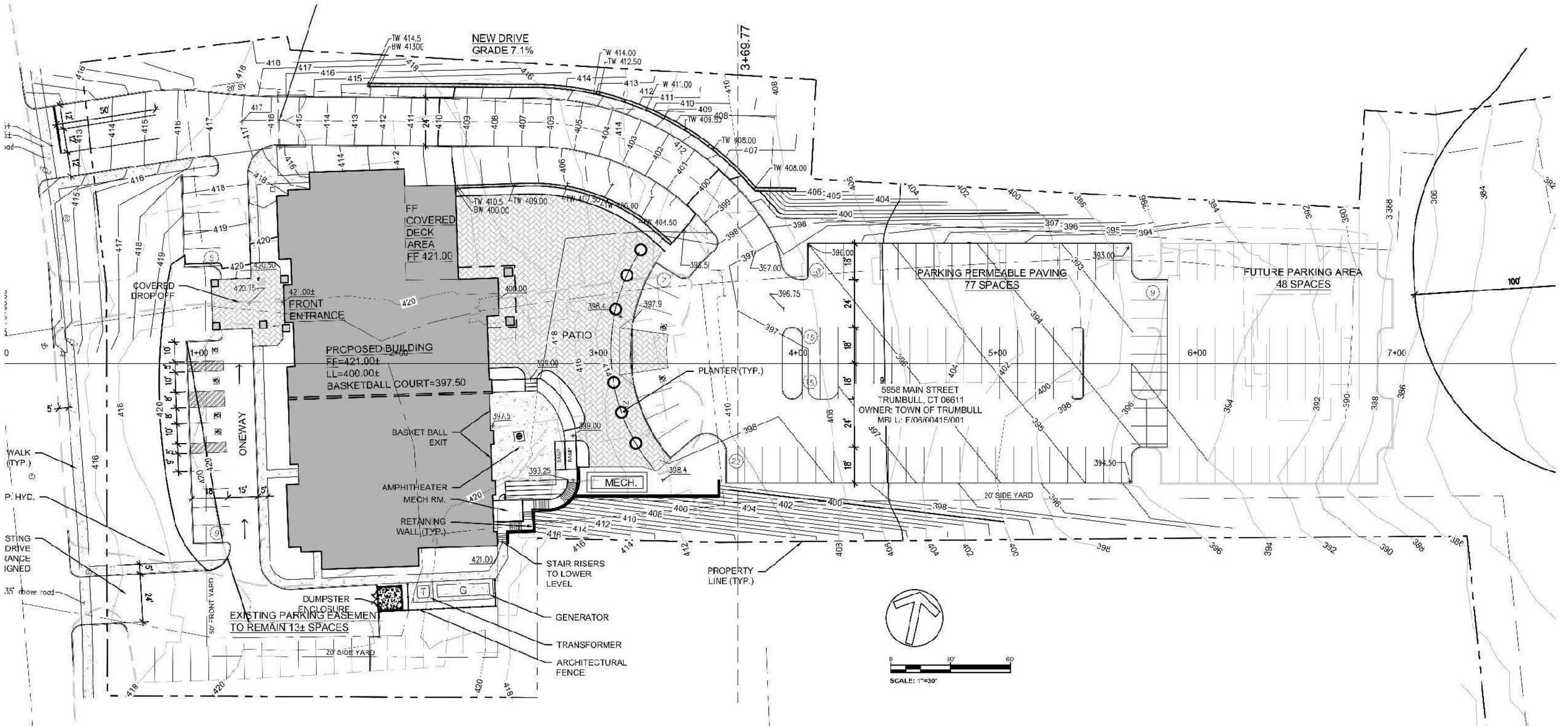
Craig D. Yannes, PE, PTOE, RSP1

Tighe&Bond

STUDY AREA



SITE PLAN



TRAFFIC STUDY OVERVIEW

- **Proposed ±30,000-SF community recreation and senior center**
- **Site-generated traffic estimated conservatively based on similar larger developments in other towns**
- **No significant patterns in collision history**
- **Intersection sight distances far exceed requirements**
- **Site accessible for pedestrians, bicyclists & public transportation riders**
- **Capacity analyses show efficient operations at signalized intersections and typical delays at driveways expected along minor arterials**

SITE-GENERATED TRAFFIC

Comstock Community Center - Wilton (~38,600 SF)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	26	8	34
Weekday Afternoon	21	34	55
Saturday Midday	13	37	50
ITE Land Use Code 495 - Recreational Community Center (~30,000 SF)			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	38	19	57
Weekday Afternoon	53	60	113
Saturday Midday	17	15	32
Joseph Trapasso Community House - Branford (~42,850 SF) [Scenario 1]			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	81	17	98
Weekday Afternoon	51	74	125
Saturday Midday	40	82	122
Jewish Community Center of Greater New Haven - Woodbridge (~118,500 SF) [Scenario 2]			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	39	85	124
Weekday Afternoon	155	161	316
Saturday Midday	53	35	88

