

Meeting Minutes

Community Facilities Building Committee

March 12, 2025 at 7:00pm – Trumbull Town Hall Council Chambers

Present Members: Lori Hayes-O'Brien, Chairman
Dawn Cantafio, Vice Chairman
Ron Foligno
Dean Fabrizio
Richard Croll
Kelly Mallozzi
Matthew Sather
David Galla
Tony Silber

Absent Members: Mike Buswell
Christine El Eris

Also Present: Cynthia Katske, Chief Administrative Officer
Dan Schopick, Town Attorney
Tom Arcari, QA&M Architects

Residents: Bernice Oleyar, 102 Tanglewood Road
Alice Targowski, 7 Manor Drive
Richard White, 169 Church Hill Road

The Chairman called the meeting to order at 7:02p.m.

Pledge Allegiance

Public Comment

The Chairman asked that the public adhere to comments and questions pertaining to the current proposed project and agenda. She informed that the Committee will work to address questions asked during the public comment period.

Bernice Oleyar, 102 Tanglewood Road, asked that the Committee and the Town keep moving forward with senior/community center project. As an active member of the current Senior Center, Ms. Oleyar shared her insights on and experiences with the current center and its members, noting them to be an active, diverse group of people from all backgrounds. She further stated she felt must of the concern around the proposed center to be stemming from the fact that there are many unknowns regarding the center's operations day to day and she asked that those details be clarified for the community. Additionally, Ms. Oleyar spoke to the many benefits of having intergenerational connections which can be fostered and facilitated by the proposed senior/community center. See full comments attached.

Ms. Oleyar read into the record a statement from Alice Targowski, 7 Manor Drive, who is supportive of the proposed senior/community center. See attached for full comments.

Richard White, 169 Church Hill Road, thanked the Committee for updating the FAQ section of their webpage and for soliciting questions from the public. He asked that, when the Committee updates its final report, two sections be added: (1) moving forward projections for the center's operation, including membership numbers from the current Senior Center, membership numbers from surrounding towns with facilities similar to that which is proposed, and a breakdown of hourly/daily activity numbers for the

current Senior Center; and (2) a two year operating budget for the proposed facility (similar to that which was provided for the Trumbull Veterans and First Responder Center). Mr. White voiced concerns for expanded operating hours at the proposed facility and associated added costs. He asked that the Committee consider having QA&M compose a “good faith design” showing a different site configuration with the facility rotated 90 degrees from that which is currently proposed, noting that having site traffic exit to both Edgewood Avenue and Main Street would disperse some of the increased traffic flow.

Public comment closed at 7:17p.m.

Approval of 2/12/25 Meeting Minutes

MOTION made by Mr. Galla, seconded Ms. Cantafio to approve the February 12, 2025 meeting minutes. The motion carried unanimously.

Recep of Recent Meetings/Approvals

The Chairman thanked the Committee members who attended recent Town meetings regarding the proposed senior/community center and provided a recap of said meetings:

- The Police Commission voted in favor of the traffic study as reported for this project.
- The Planning and Zoning Commission had an 8-24 hearing regarding the project for which there was a positive outcome. Overall, the Commission felt the site to be a good location for the proposed center, and the Chairman requested that sidewalks for the site be included as part of the plan moving forward. The Committee and QA&M plan to incorporate this.
- Though the Conservation Commission does not need to approve this plan, they did provide feedback on the proposed project. The Commission was pleased with the plans to manage water runoff on site and requested to see the landscaping plan for the site, once developed. The Committee intends to include them on the discussion when developing said plan.
- The meeting with the Town Council provided good project feedback, and questions which arose during said meeting will be addressed after this evening’s presentation.
- There will be a presentation at the Senior Center at 1:00p.m. on March 24th during which there will be an opportunity for Q&A
- QA&M staff also met with a number of Town of Trumbull department heads over recent weeks to garner their feedback on the current project plans.

Project Discussion

Tom Arcari, QA&M Architects, presented the most recent iteration of the proposed senior/community center plans (see attached). Several revisions were made to the plans based on aforementioned feedback from various Town bodies. More detailed renderings of the center will be prepared as the proposal progresses, and QA&M will be working on a photo montage to better exhibit what the facility would look like in person. Mr. Arcari informed that there has been minimal alteration to the proposed site plan. Changes include moving the location of the generator to a recessed well on the roof of the facility, additional visual and acoustic buffering around the proposed dumpster location, and the incorporation of a senior garden in the large lawn space which has direct access to the multi-function room. The utility plan for the project has been updated. Floor plans for the upper and lower levels remain largely unchanged from the last Committee meeting. New renderings of the building’s exterior

where shared, exemplifying the proposed residential aesthetic and materials. To the front of the proposed structure is a large lawn space, a variety of tree plantings, and a sidewalk along Main Street. Sloped lawn areas to the sides of the proposed rear parking area and court yard were shown along with additional tree plantings and a significant visual/ acoustic buffer along the entrance roadway.

Mr. Aracari explained that, in response to concerns of an abutting property owner, the front portion of the northern property line of the site was re-surveyed and researched. The property survey with the final boundary line was shown along with on-ground photos of the three trees along said line. It was determined that one the trees (identified as #1 on attached presentation) is on the shared property line, is dead, and will likely be removed. Another tree (identified as #2) is also on the shared property and has a 50/50 chance of remaining. The third tree (identified as #3) is on the abutter's property. The Chairman informed that Director of Public Works George Estrada and the land surveyor will be meeting with said property owner to ensure all their questions and concerns regarding the trees and property line are addressed.

Mr. Arcari informed QA&M is working to solicit estimates from three construction management companies to compose a final cost estimate that is a compilation of the information garnered from all three. This will ensure the estimate is as accurate as it can be. Information will be compiled by a QA&M cost estimator. Based on responses from the construction companies thus far, there are 4 estimate areas which require reconciliation due to discrepancies which are being investigated. Mr. Arcari noted additional challenges with cost estimates related to the uncertainty of recent and future tariff implications on construction materials such as metal. He requested a special meeting of the CFBC to discuss the cost estimate for the project. This would allow the Committee to meet before the March 27, 2025 Board of Finance (BOF) meeting. Per Mr. Galla's inquiry, Mr. Arcari clarified that there is not likely enough time to garner another quote from an additional construction management company should one of the three currently engaged not deliver on final product. He noted confidence in QA&M's ability to deliver a quality, reliable cost estimate for the project regardless.

Per Mr. Foligno's inquiry, Mr. Arcari informed that the exterior renderings of the facility shown this evening did not necessarily portray what the facility would look like with the inclusion of a roof top generator, as that would ultimately depend on the type of generator selected by the Town. There will be a seven-foot-deep "well" on the rooftop of the structure which will mitigate the visibility of and sound from the generator. Mr. Arcari noted that any generator would be barely visible (if at all visible) from most on-ground pedestrian lines of sight. He also confirmed for Mr. Foligno that the proposed roadway connecting to the rear parking area is 24 feet wide.

Mr. Croll voiced support for the clean aesthetic proposed for the facility and questioned how large of a generator would be needed for this project. Mr. Arcari informed that the size of the generator would ultimately be contingent on several factors but most are roughly 6 feet wide, by 7 feet tall, and about 12 to 16 feet in length. Mr. Croll asked that plantings and vegetative screenings be kept to items that require minimal maintenance, and the Chairman informed that, ultimately, a landscape architect, the Conservation Commission, the CFBC, town staff and community members would work together to establish a landscaping plan for the site. Mr. Arcari informed that there is much design work left to do should the project pass a town referendum.

Per Mr. Croll's inquiry, Mr. Arcari explained what cementitious panels are and reviewed the different types in terms of level of pre-priming. The construction contractor ultimately would decide which form of the panelling is best.

Per Mr. Silber's inquiry, Mr. Arcari shared insights on barriers which are most effective at mitigating sound, noting that those may not be the best aesthetic option and there are many other materials that would blend better with the residential aesthetic and still work very well in mitigating noise.

Per Mr. Foligno's inquiry, Mr. Arcari informed he can garner more details on the noise factor related to various types of generators, noting that QA&M typically implements sound proofing measures around a generator. He stated that the generator will run for about a half hour once a week and the timing of that will have to be strategic to limit impact to patrons and neighbors.

The Chairman shared that the Committee has received questions about revising key components of the proposed facility. The Committee has voted on and agreed to the key components to be included in this facility. While there will be an opportunity to adjust many details moving forward, the key aspects and general concept will remain the same so that a cost estimate can be prepared and insights from Town staff and boards can be obtained prior to a town referendum. The Chairman has received inquiries about inconsistent representation of buffering along property lines in renderings provided by QA&M. She informed that landscaping and exact materials are subject to change as plans shown are conceptual at this phase. The Committee will ensure there is robust buffering along abutting neighbors' property lines. Chairman Hayes-O'Brien has also received inquiries concerning the noise and light coming from parking lots. She informed that the front parking lot which is at grade will have mostly day time use and much of the later activities would be held in the lower level and therefore accessed by the rear parking lot which sits below grade from abutting properties. Grade changes along with buffering and dark sky compliant lighting would mitigate the impact of light and noise pollution on abutting properties. Lighting and car circulation patterns can be discussed more in depth as plans progress.

Mr. Croll suggested that anyone looking to garner a sense of what modern parking lot lighting looks like can visit the Middlebrooks Elementary School in the evening hours and observe the right most portion of the parking area which is well lit without having light seep into abutting properties. The Chairman informed these lights were installed nearly 20 years ago, and dark sky compliant fixtures have only improved over time. Mr. Galla added that there are dark sky compliant guidelines that will be followed. Mr. Arcari informed QA&M is working on photometric plans for the facility which will be completed Friday, March 14, 2025.

Per the Chairman's inquiry regarding the extent of blasting and demolition that would be required for this site and facility, Mr. Arcari informed that the full extent of site preparation will not be known until more geotechnical investigation is completed. There are state protocols to follow regarding rock removal, including a requirement that all adjacent properties be inspected and said inspections documented before and after any demolition work. This allows for an assessment of any damages for which the demolition company is required to maintain insurances and provide remedies. There is also very specific state protocol regarding removal of site contaminants. Mr. Arcari informed, that if asbestos were found in any of the existing structures, and asbestos abatement process would be followed. This includes, amongst other things, wrapping the entire building in plastic to ensure no air escapes from the building, removal of all contamination, and follow up testing to ensure all contamination is gone. Once this is confirmed, the building can be demolished.

Per Mr. Croll's inquiry, Mr. Arcari informed that the cost estimated provided will not be a worse-case-scenario estimate, rather a middle of the road estimate based on current circumstances. There will be a

project contingency included. This can be discussed in more depth when the Committee discusses the budget at their next meeting.

The Chair noted inquiries from the public regarding the three trees along the front portion of the northern property line. A land surveyor and the Trumbull Public Works department are working to ensure all information regarding these trees is accurate.

The Chairman noted that the traffic assessments for the site have been questioned by members of the public. The Committee has trust in the traffic study provided by the professional organization engaged by the Town. Said study was done to all professional standards and to the satisfaction of the Committee and all other town entities which the study has been presented to.

Chairman Hayes-O'Brian stated that the Committee and Town continuously work to keep the public and abutting property owners well informed on all activities surrounding this proposed facility. The Committee is open to visiting with any neighborhood group who would like more Q&A opportunities. It is protocol that, should the facility move forward, public notice be provided for all relevant activities. This includes direct noticing of abutting property owners.

The Chairman noted confusion surrounding the square footage of the proposed facility which has a footprint of just under 17,000SF.

The Chairman noted concerns regarding the walkability, safety, and security of the site. Ms. Mallozzi noted that public concerns expressed to the Town Council regarding this have evolved over time. Most recently, there has been concern over sidewalk access and crosswalk placement. The Committee and the Town hope to include in this project the extension of the sidewalk system along the front of the property, down Main Street to Church Hill Road. Several members of the public are concerned that pedestrians will attempt to cross Main Street to access the facility with or without the inclusion of a crosswalk. As this is a state road, the Town has garnered feedback from CT DOT regarding this matter, and they have provided the guidance that a crosswalk should not be installed to the front of the facility as it would not be a safe crossing location. Furthermore, there are opportunities for crossing at the two nearest traffic signaled intersections. The Chairman suggested the Town consider installation of signage expressing that it is not safe to cross Main Street in front of the facility. Mr. Arcari informed that George Estrada intends to have this corridor included in the ongoing sidewalk evaluation study being undertaken by the Town and his department. This will provide further insights and guidance on this matter. Mr. Croll noted that Trumbull differs from many towns in that the Town maintains all sidewalks, not individual property owners.

Regarding inquiries the Committee has received about the safety and security of the site in terms of its ability to attract loitering; the Committee can consider the inclusion of a gate to shut off building access after-hours, security measures will be implemented for the facility and its grounds, and police presence can be requested. Mr. Arcari noted that the property would certainly become more secure than it currently is.

Chairman Hayes-O'Brien stated that the facility currently being proposed for the site in question is not the same as that which was proposed for Hardy Lane. Though the key components of the facility have remained the same, significant work has been done to design a facility specifically for this site. That being said, the layout of the building has been rearranged and compacted. Per Mr. Croll's inquiry, Mr.

Arcari informed that the overall footprint of the proposed facility is now just under 17,000SF, with a reduced lower level of approximately 14,000SF. In other words, the upper level of the facility will be approximately 17,000SF while the lower level is approximately 14,000SF, adding up to an overall square footage of approximately 30,000SF.

Per Mr. Fabrizio's inquiry, Mr. Arcari informed that the total proposed increase to the impervious area (when comparing the existing site plan to the proposed site plan) is a small margin of approximately 10-15%.

Mr. Croll questioned whether the overflow parking area will be lit. Mr. Arcari noted that is not what is currently being presented for the space but that can be discussed further, adding that the proposed material for said area is reinforced lawn pavers.

Ms. Mallozzi questioned whether the Town could consider implementing a parking sticker requirement for the facility similar to that which is used for public parks. Senior Center Director Michele Jakab informed that it is common practice for senior centers to allow non-residents to patron their facilities as many residents like to invite their out of town friends. Since Ms. Jakab has taken her position with the center, they have implemented new policies which ensure that Trumbull residents receive priority for center visitations and events. However, they do not plan to prohibit their members from bringing out of town guests as that would take away from the positive experiences of the center. Non-residents do pay higher fees for event attendance and will continue to do so. Ms. Cantafio noted that many members of the Senior Center are familiar with one another and would typically be aware of any irregular behavior around the facility, noting this to be an added security feature.

The Chairman noted inquiries about the sufficiency of the roadway around the building in terms of EMS access. Fire Marshal Megan Murphy and the Police Commission have reviewed site plans and confirmed that there is adequate access for all emergency vehicles. Ms. Cantafio suggested that Ms. Murphy speak to the Town Council on this matter.

Mr. Arcari informed that there will be more enhanced elevation views of the proposed site plan soon.

The Chairman informed that some people have questioned how the existing Senior Center footprint compares to that of the proposed facility, and she stated that it is not necessarily appropriate to compare the two as the aim of the Committee is to put together a modern, 2025 facility, not a 1950s facility.

Ms. Mallozzi stated she felt it is important to keep in mind that there are temporary inconveniences experienced when town improvements and growth is made; but the Committee and the Town are following the guidance of licensed professionals (who are and will adhere to all relevant policy and procedure) and will ensure the safety and quality of life of residents is preserved to the furthest extent possible. Ms. Cantafio noted that during previous site improvement and demolition processes in Town, there were ongoing conversations between the public and Town of Trumbull entities. This same practice would be utilized for this site, and residents are always welcomed to reach out for answers to their questions. For example, when the Enclave development was implemented, the Town Council, Planning and Zoning Commission, construction manager, CT DEEP and town staff regularly reviewed the site and met with and responded to neighbors' concerns. She noted that Town Planner Rob Librandi was particularly responsive and helpful throughout this process.

Per the Chairman's request, Mr. Arcari provided insights as to why repurposing the existing church is not feasible. He informed that the site and facility were looked at from many different angles. Key limitations to repurposing the existing structures included: (1) the size and scale of the existing structures do not align with the programmatic space requirements as set forth some time ago, and (2) the building is not accessible and it would be nearly impossible to make it fully ADA compliant. Overall, it is not technically feasible to make the existing church part of the program / facility as established roughly 10 years ago. Mr. Arcari stated there is no good sense rhyme or reason to reuse the existing structures. Ms. Cantafio proposed that the Committee take up some type of vote regarding this to reduce redundant conversations.

The Chairman addressed the following items in response to inquiries shared by Mr. Buswell on behalf of his caucus which were received earlier this evening, noting that several items will need to be addressed by Town staff separately:

- Specific questions related to the proposed facility's budget and operating costs are town centric questions as the specifics that need to be worked out for these items are not the purview of the Committee. The current Senior Center programming and budget would transfer to the new center, and non-senior center programs would be established by the Parks and Recreation Department. The Town would ultimately comprise an operating plan for the facility for the which the public would have some input on when that time comes.
- The tax impact of this facility can be better determined once the budget is completed. This will be discussed further in a future meeting. The Town would utilize a process similar to that which is being engaged for the Hill Crest Middle School project in terms of bonding.
- Questions regarding the Town referendum should be directed to Town Attorneys.
- There will be a project budget shared at an upcoming special meeting of the Committee (date TBD). At that time the budget will be discussed further.
- The Committee and QA&M will look into implementing cost saving alternatives whenever possible for this site/facility. However, the concept for the facility, as established by the Committee, will not be altered by said measures.
- In regards to the gym space, the Committee unanimously decided to include an adequate gym in this facility. If the Town instructs them to move in a different direction, they will. However, that would be costly as it would entail another site plan from, and likely contract with, QA&M. Ms. Cantafio noted incurring those additional costs would be up to the Town Council not the Committee.
- Questions regarding the proposed facility's upkeep and associated maintenance cost should be directed to the Public Works Department.
- In terms of considering alternate locations for this facility, the Committee has looked at up to 24 different sites for this project. There have been many reasons for not progressing with these other sites over the years. Ms. Mallozzi stated that it is not efficient or effective to continue to spend money on temporary solutions for the existing Senior Center (a nearly 100 year old building), adding that a new center will ultimately be more cost effective and energy efficient long term.
- Questions regarding the traffic impact to the area are answered in the traffic study for this site.
- A copy of the contract(s) with QA&M is available to the public.
- CAD designs are upcoming.

- The facility, as proposed, would not meet the requirements for a full-scale emergency shelter location. Many different aspects would need to be incorporated in order to make that possible. The Town intends to have Trumbull High School remain the emergency shelter location.
- Approvals needed for this project have been discussed extensively in prior meetings.
- In regards to rotating the proposed facility 90 degrees on the site and providing an updated site plan, Mr. Arcari informed that, while everything is physically possible, there would be significant issues with a site plan of this nature. In this scenario: the building could not be built into the grade of the site, parking would be along sloped drives to each side of the property (gradient changes of 18 feet, not ideal for elderly or handicapped individuals), the gym space would block off access to the core programming spaces for the facility from the lower level entrance. Mr. Arcari stated the proposed site plan is the best approach for the facility in terms of accessibility and programming needs. The Chairman noted there would be costs associated with compiling this site plan.

Per Mr. Foligno's inquiry, Mr. Arcari confirmed the propose facility would be fully ADA compliant. Mr. Arcari informed that the current Senior Center is only partially ADA compliant, and Ms. Jakab noted this results in many inconveniences on a regular basis (i.e. bathrooms without push button doors). The Town has attempted to upgrade the center but it is difficult to retrofit the building. Mr. Arcari noted that lack of ADA compliance at the current center leaves the Town open to litigation under the Americans with Disabilities Act. The Chairman stated that the idea of people with handicaps and/or wheelchairs having to navigate a sloped parking area to access the proposed building is frightening and not particularly welcoming.

Next Steps

The Committee voiced support for conducting a special meeting via Zoom in advance of the March 27, 2025 BOF meeting.

Chairman Hayes-O'Brien noted that costs are escalating all around and the Committee is sensitive to these trying time. She noted it is important for the Committee and professionals working on and around this project to be mindful of this and to keep costs down when possible without compromising the goals for the facility which have been in place for quite some time. Mr. Croll noted his preference for spending slightly more in the near term for this facility in order to have lower long-term maintenance costs associated with it. In other words, it is not advantageous to cut costs on building materials on the forefront if those cost cutting measures lead to heightened costs in the future whether that be in the form of annual maintenance requirements or expedited building deterioration. Ms. Mallozzi stated that Trumbull is an excellent community of over 37,000 people who deserve to have quality amenities and facilities.

Per Ms. Cantafio's inquiry, the Chairman noted that the FAQ section of the Committee webpage was updated on February 28, 2025.

New Business – QA&M Invoice

MOTION to made Mr. Galla, seconded Ms. Cantafio to approve QA&M invoice #16874 dated January 31, 2025, in the amount of \$8,391.00. The motion carried unanimously.

Adjournment

MOTION to adjourn made by Ms. Mallozzi, seconded Ms. Cantafio. The motion carried unanimously. The March 12, 2025 meeting of the Trumbull CFBC adjourned at 8:52p.m.

Respectfully Submitted,
Gia Mentillo, Committee Clerk

My name is Bernice Oleyar. I live at 102 Tanglewood Rd.

I have lived in town for 50 years and have watched the town grow and continue to change.

Tonight I would like to ask that we keep moving forward with the new senior center project and not lower the priority of it as was suggested by a resident at the Town Council meeting on March third.

I am an active member of the senior center but I don't want to speak about the shortcomings of the senior center. I'd rather tell you a little about our members. Our senior community is an **active**, diverse group of people who come together for various reasons. We have retired teachers, nurses, lawyers, artists, writers, dancers, musicians, management professionals, and others from many fields of expertise. We have writers who have been published and business professionals who have managed front line personnel. We have artists whose art work adorns our many walls. There is a wealth of knowledge, experience, and talent at our senior center.

Our members come for lunch, or exercise, a writing class, art classes, history lectures, health classes, cognitive activities, games and yes Pickle-ball. Some participate in all of the above, others only one or two. There is an ebb and flow to the amount of people in the building at any given time. Kudos to Michele and her team for juggling and coordinating it all!

Many of the opponents of this project say they aren't opposed to a senior center but to a "community center". I and others hear you. There are many unanswered questions and possibly some unverified numbers being circulated. I feel it is the unknown of how this community center will operate and what it will be used for which is causing some of the fear and opposition, which is understandable. We all want to know more of the facts and who will have input into the activities at the community center. Yes, even the seniors have some questions.

But, tonight I ask that we all pause and look at this center through a different lens. The lens of a community.

For many years, my husband and I have attended the weekly summer concerts at Town Hall. We are surrounded by the young and older – multigenerational families abound no matter what genre of music is playing. Experiencing the interaction of everyone on a weekly basis is Trumbull at it's best. Since our town does not have a downtown or town center where multigenerations can interact on a daily or regular basis, events such as the concerts or holiday lightings or the Arts Festival may be the only such interactions outside of our schools or places of worship.

My husband and I are fortunate that my son and his five children live in Monroe where we have been active participants in all their activities and many of the town's programs. But let's think about the seniors who do not have their children or grandchildren close by and the adult children and grandchildren who do not have the benefit of their parents or grandparents living near them. Could some of the activities at the proposed community center provide intergenerational connections? Could some of our seniors work alongside the young children or teens to mentor or tutor them? Just look at the diverse backgrounds of our current senior members and couldn't utilize some of their skills and talents throughout the community? Couldn't our children and teens share some of their talents with the seniors?

The question is: Couldn't we all benefit from the community center that would be part of the senior center plan?

To the members, the senior center is a community. It is a lifeline for them. Research has shown that exercise, cognitive activities, and social involvement can reduce the risk of Alzheimer's and benefit those who are living with the disease. Other studies have also shown that intergeneration socialization is beneficial to bring our generations together thus reducing age segregation and ageism.

A national survey reported that 2 in 3 people would like to spend time with people outside their age group and 3 out of 4 people wish there were more opportunities in their community for people of different ages to get to know one another. Consumer demand is driving senior housing developers to rethink the old designs featuring 55+ communities and instead consider options to develop intergenerational communities. An intergenerational community report states such communities increase social, recreational and volunteer opportunities that build a sense of community and improve physical health, mental health and self-esteem **while saving dollars**. Another report states by 2034 older adults will outnumber children in the U.S. A scenario unlike any prior period in American history.

Tonight, I ask that we look at this project through a lens that sees our community coming together to provide not only a senior center but also a meeting place - a community center - where our multiple generations can gather and interact. Where our town, our adults, seniors, and our children and teens can benefit from each other. With careful planning, input, and direction from our town leaders and community, we can make this happen. Trumbull can continue to have that small town feel and show our community at its best!

Intergenerational community planning brings together children and youth and older adults for the mutual benefit of both groups and for the community as a whole.

Intergenerational community planning brings together children and youth and older adults for the mutual benefit of both groups and for the community as a whole.

I am sending this letter to be read at the commission meeting on 3/12/2025

What IS a Senior Center? Is it a place where old people go to complain about their aches and pains, and pass time partaking in meaningless, mindless activities? It most certainly is not! The Trumbull Senior Center is so much more than that. It is the place where the generation that has earned the benefit of more leisure time can go to make new friends, socialize, continue learning new things, improve their health and yes, sometimes, to party. There are exercise classes for those who wish to maintain some level of fitness, lectures and discussions on health related topics – both physical and emotional, as well as support groups and a wellness nurse to guide us on our healthy aging journey. Monthly book club discussions, movies and bingo are also very popular activities. Groups meet weekly to play cards, or to have lunch together and just chat for a while. There are dance classes, art classes, craft sessions and day trips to many interesting places in our state. Oh, and did I forget to mention, there's also pickleball! In short there is a lot going on here – not all at the same time, but staggered throughout the week – Monday through Friday, from 9:00 am to 3:30 pm. More important though is what goes on behind the scenes – people who are dealing with changes in life due to aging, grief and loss, loneliness, or, in some cases the feeling of no longer being relevant or needed can come together and find smiling faces, friendship and support. This center is truly a lifeline for many people and should be protected and enhanced as a vital part of our community.

In order to continue the work of the Senior Center, a new building is vital. The current structure has long outlived its usefulness. In order to make the most prudent use of both available locations and finances, the agencies that manage our town have chosen to build a multi-use building, by also opening its' use to the community at large. The original plans have already been amended to make a smaller footprint for the building largely by significantly reducing the size of the gym, out of respect to the neighbors of the Grace Church property. That still isn't enough to satisfy them. In truth, although they say they're in favor of a new center – they simply don't want it in their neighborhood. Please help this proposal go to the next step by voting in favor of this much-needed facility. Seniors have paid taxes for a long time, knowing that it's important to the health and welfare of our community to have well-funded schools, and services. A new Senior Center is long overdue, and the Main Street property seems to be as ideal a location as we can find.

Respectfully submitted,
Alice Targowski
7 Manor Drive
Trumbull, CT 06611



QuisenberryArcariMalik

Community Center +
Senior Center Specialists

Proposed New

SENIOR / COMMUNITY CENTER

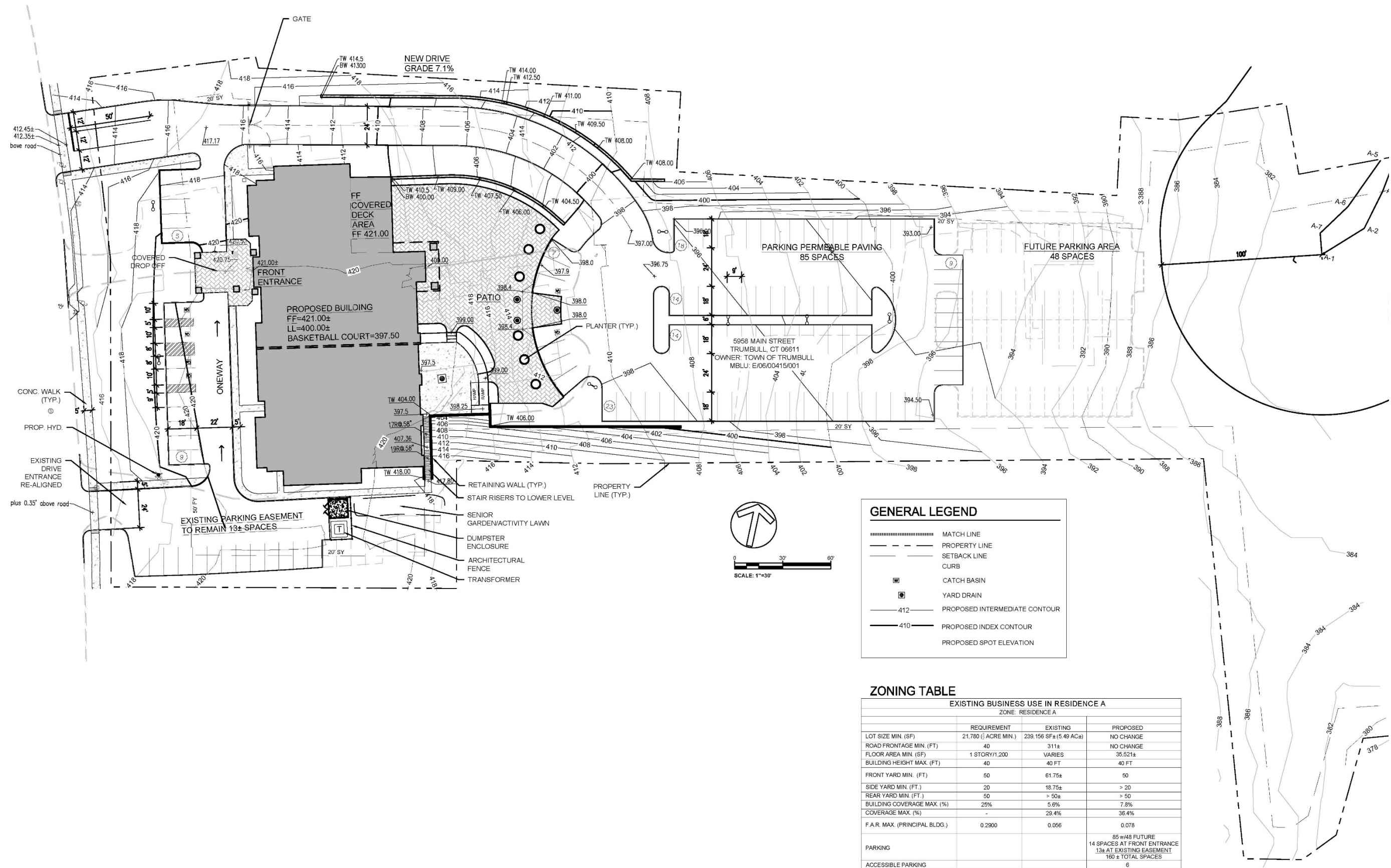
Grace Church Property

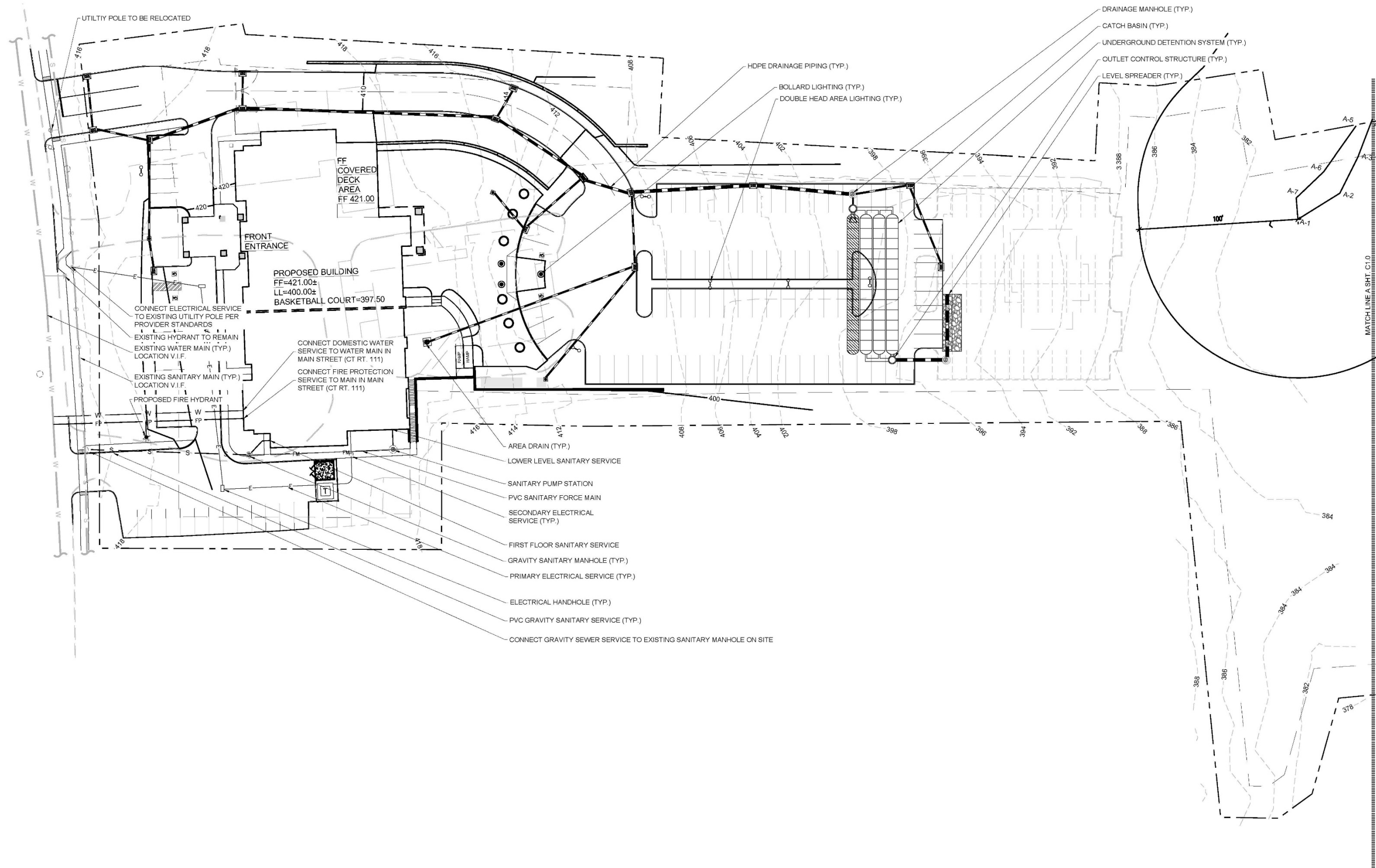


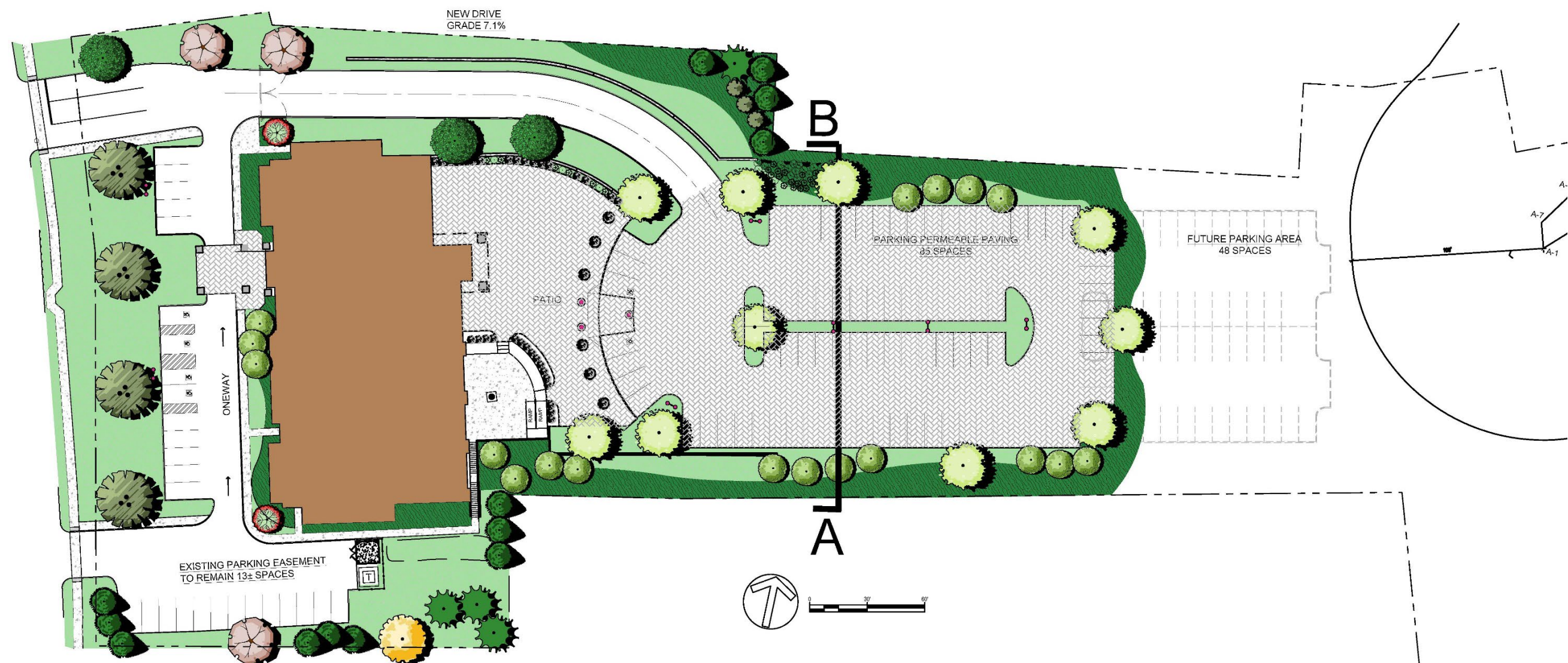
Building Committee Meeting
Trumbull, Connecticut | March 12, 2025



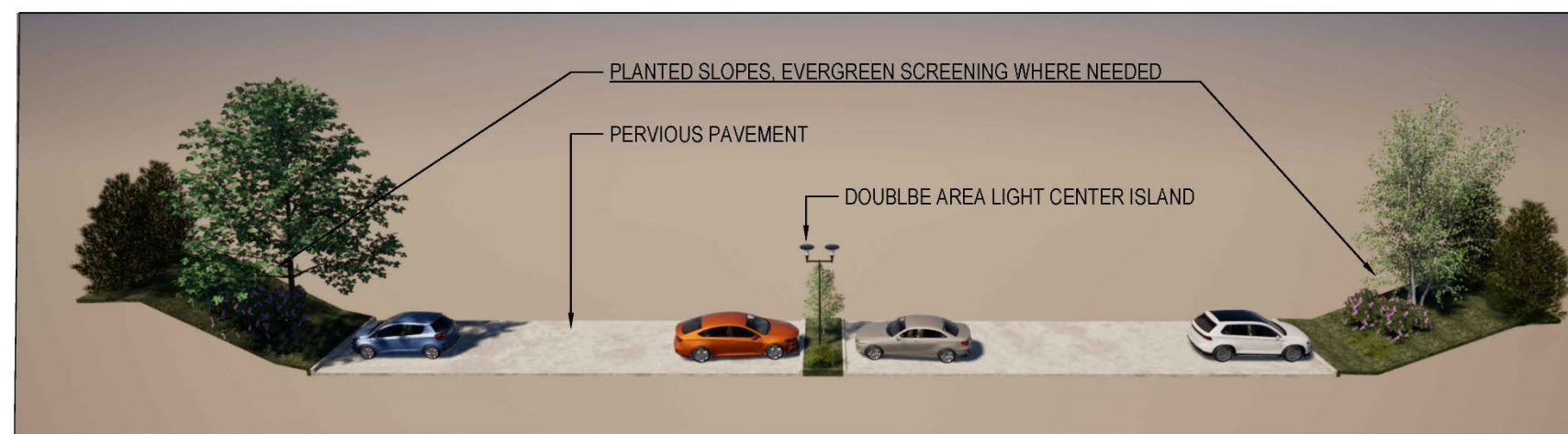
SITE AERIAL/GIS MAP







SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	QAL	SIZE
DECIDUOUS TREES					
ASL		ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	8 & 8	6-7" CAL.	20' MIN.
GH		GLEDISIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	8 & 8	2.5-3" CAL.	
GK		GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	8 & 8	2.5-3" CAL.	
LT		LIRIODENDRON TULIPIFERA / TULIP TREE	8 & 8	6-7" CAL.	20' MIN.
PO		PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	8 & 8	7-8" CAL.	20' MIN.
EVERGREEN TREES					
CHP		CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA CYPRESS	8 & 8	CONIFER	6-7' HT.
W2		PINUS STROBUS / EASTERN WHITE PINE	8 & 8	CONIFER	14-16' HT.
PS		PINUS SYLVESTRIS / SCOTCH PINE	8 & 8	CONIFER	12-14' HT.
ORNAMENTAL TREES					
AGA		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	8 & 8	MULTI-TRUNK	12-14' HT.
ORRG		CORNUS X RUTGERSENSIS 'RUTOAN' / STELLAR PINK DOGWOOD	8 & 8	4-4.5" CAL.	10-12' HT.
ANNUALS/PERENNIALS					
NN		NIPPONANTHEMUM NIPPONICUM / MONTAUK DAISY	#1 CONT.	12-15" HT.	12-15" SP.
DECIDUOUS SHRUBS					



1 SCHEMATIC PARKING SECTION A-B
NOT TO SCALE

PROPOSED SITE LANDSCAPE

Trumbull - Senior/Community Center



Upper-Level Floor Plan

Trumbull - Senior/Community Center



Lower-Level Floor Plan

Trumbull - Senior/Community Center













This is correct.

Continued on next page →



December 18, 2024

366 Church Hill Road
Trumbull, CT

MARK	DATE	DESCRIPTION
PROJECT NO:		E24-11
DATE:		12/18/2024
FILE:	5958 Main Street Site Plan.dwg	
DRAWN BY:		SJE
CHECKED BY:		WCM
APPROVED BY:		

SCALE: 1"=40'



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 August 29, 2019.
 - b. The Type of Survey is a Topographic Survey and conforms to Class T-2 Accuracy.
 - c. The intent of this survey is to depict the current ground conditions of the subject parcel.
2. Reference Maps.
 - a. The boundary data refers to a map entitled "Property Survey 5958 Main Street Trumbull, CT" by Trumbull Engineering Department, dated 8/14/24, RM#3627.
3. Elevations refer to NAVD 88.
4. The location of underground utilities have yet to be determined and therefore are not shown on this survey.

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

S.J. Earley L.S. CT License #70127
(Not valid without a live signature)



View from
Main Street

Tree #1 Grace Church

Tree #2 50/50

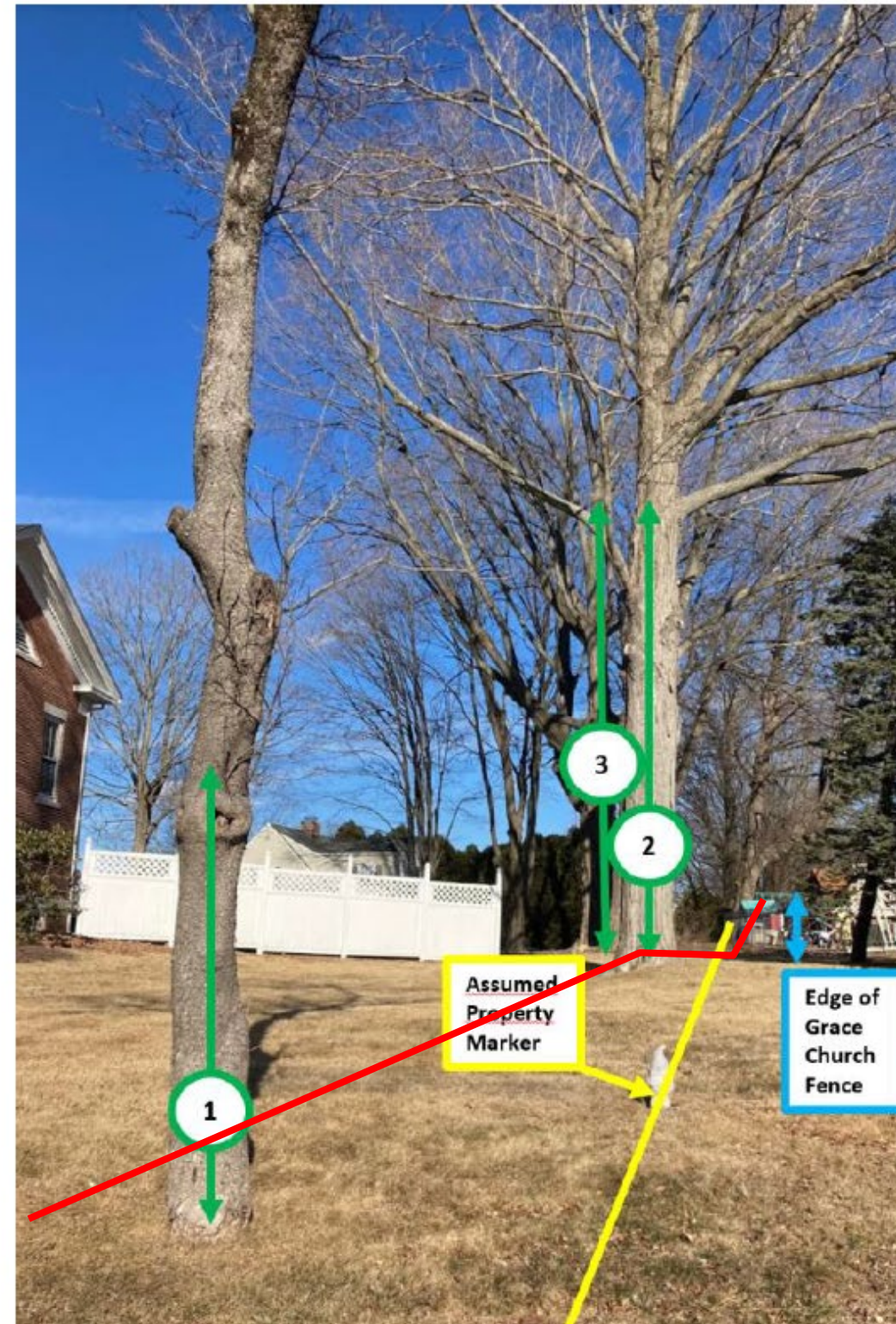
Tree #3 Not Grace
Church

The red line more
accurately indicates
the boundary.

Image 6: Picture taken March 3, 2025 of
placement of assumed property marker

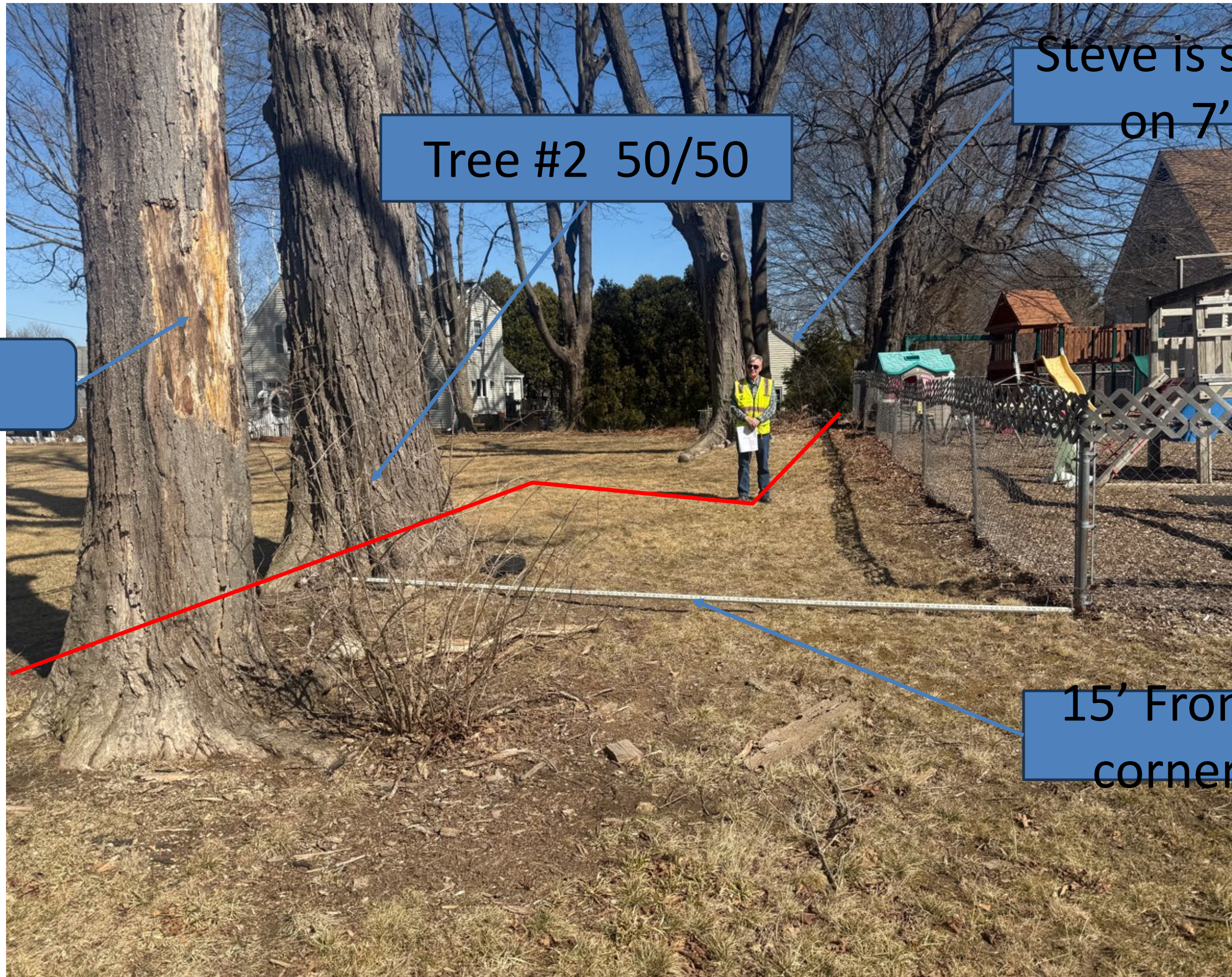
Compare against diagram from last building
committee meeting (Image 5).

Note there are other trees beyond these three that are
near the property line and need to be agreed upon.



The red line more accurately indicates the location of the trees in regard to the boundary.





Tree #1
Dead

Tree #2 50/50

Steve is standing
on 7' jog.

15' From fence
corner post.

