

**TOWN OF TRUMBULL  
CONNECTICUT**

Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611



Trumbull Community Center Study and Building Committee  
Thursday, December 15, 2016  
7:00 pm  
Long Hill Conference Room, Trumbull Town Hall

**Present:** Co-Chairmen Joseph Pifko and Daniel Marconi; Committee Members Jeannine Stauder, Richard Seaman, Dawn Cantafio, David Preusch, Joseph Costa, Lori Hayes-O'Brien

Also Present: Lynn Arnow, Chief of Staff; Thomas Arcari from Quisenberry Arcari; Graham Curtis from DTC; Mark Block, Town Council

The meeting was called to order at 7:00pm by Mr. Marconi followed by the Pledge of Allegiance.

**Past Minutes**

Motion was made by Mr. Marconi to approve the minutes of November 17, 2016 as written. Seconded by Mrs. Cantafio and approved with one abstention from Mrs. Hayes-O'Brien. Approved.

**Public Comment**

No public comment.

**Discussion of Possible Sites**

Presentation was made by Mr. Arcari on the development of the three sites selected as possible locations for the Community Center – Island Brook Park, Long Hill Administration and Church Hill Road. He noted a threshold design was done for each site which was a concept floor plan with all the proposed program elements.

Summary of each presentation:

1. Island Brook Park –
  - a. Site has recreational elements
  - b. Site is tight and would require wetlands mitigation
  - c. Requires relocation of four tennis courts
  - d. Allows access to recreational fields
  - e. Additional parking would be necessary
  - f. Site would have a fairly significant impact on the neighbors
  - g. Increase in traffic

Mr. Pifko noted this site had been abandoned as a potential location because of the impact on the neighbors, moving the fields and the flood plain. Mr. Arcari noted this was an independent review of the property which confirmed the findings of the Committee.

2. Long Hill Administration –

- a. Building would be in the back of the site with parking in front
- b. Site is tight
- c. Three considerations – relocation of the baseball fields; cost of demolition and relocation of Board of Education; significant impact on neighbors
- d. Buffering would be required
- e. Use of current building – renovation of building is not good for this use; would still use the back of the site; not easy to get to the back of the building; viable option but the back of the property would be better for the site
- f. Leaves room to expand but not significant room

3. Church Hill Road –

- a. Four parcels will be available
- b. Topography challenges
- c. Enhances the campus of town building
- d. Paths would be included to connect the Town Hall and Library
- e. Requires removal of the houses currently on the site
- f. Only three neighbors would be affected
- g. Access to Town Hall, Library and Center would be provided through pedestrian paths, sidewalks
- h. Path to trail would be done
- i. Parking requirements could be reduced because of available parking in the area on other town campuses
- j. Intersection would need to be vehicle and pedestrian friendly
- k. Due to the topography of the site, it would require a two story facility because of the small footprint
- l. Site allows access to the trail – Mr. Block noted the town has applied for a grant to develop the location for access to the trail. This could help offset the cost of the project.
- m. Room for expansion is limited and would require acquisition of additional properties; additional room is not needed at this time to make the facility work

Mr. Arcari noted each potential site can accept the program but the Church Hill Road site is most favorable. Development of Island Brook Park would be least expensive than the Long Hill site. Mr. Arcari recommended doing a comparative cost analysis which would look at the sites and see what would need to be done. Going forward, he will need direction regarding what the final program elements will be for the facility. Also needs direction regarding the final site to pursue and develop to a higher level. At that point a detailed concept design would be done to see how the building would work with the program elements. At that point, he recommended a presentation to the public to show the work done and get feedback and input to make final revisions. A cost estimate for the final program would be done. The town would then need to move forward with securing funding.

General discussion of each site was held. Mr. Seaman again noted the neighbors have been told that Island Brook Park was not going to be considered because of their concerns. Mrs. Cantafio noted there will always be neighbors speaking out on any location considered. Mrs. Hayes-O'Brien stated she felt the placement of the community center was pre-determined because of the properties purchased.

Mr. Block briefly discussed the charge of the committee to investigate the pool component of the project noting the committee had its initial meeting. It was agreed to do site visits to other facilities. They will also meet with town departments heads and community organizations who have an interest in a new pool. The committee will make a recommendation based on their findings as to whether a new pool is necessary, what type of pool to be considered, where it should be located and a cost analysis. The committee will look at all aspects but it was general consensus that it would not be attached to a school campus. Mr. Block was hopeful they would have a report for the Town Council by the end of March. Mr. Pifko and Mr. Marconi will be invited to a meeting to give recommendations about how they went about doing the research on the community center.

Mr. Arcari would like to move forward with the cost analysis. The decision to include a pool or not does not affect choosing a site. The cost modeling and development on each site should include all the program elements. This would be the most costly and can be backed out when a decision is made as to what program elements will be included.

Mrs. Hayes-O'Brien asked if the committee is at a point to eliminate Island Brook Park. If so, a cost analysis should not be done. The neighbors were emphatic that they did not want a community center located in the park. Mrs. Hayes-O'Brien moved to take Island Brook Park off the plate. Motion seconded by Mr. Seaman. Mrs. Cantafio opposed taking the location off the list. Motion approved.

Mr. Pifko questioned whether the committee could walk the Church Hill Road property. Mrs. Arnow will arrange this.

Question was asked if one site needs to be picked for the cost analysis. Mr. Arcari noted that would be ideal. If it needs to be done on a second site, he will do it.

#### **Next Meeting**

The next regular meeting of the committee will be held on Thursday, January 19, 2017 at 7:00 pm in the Long Hill Conference Room.

A Special Meeting of the committee will be held on Saturday, January 7, 2017 at 10:00 am to walk the Church Hill Road property.

#### **Approval of Payment to Quisenberry**

Approval was given by the committee to pay \$3,281 to Quisenberry for work performed. This has already been approved by the Town Council.

**Adjournment**

There being no further business, motion was made by Mr. Seaman, seconded by Mrs. Stauder to adjourn the meeting at 8:26 pm.

Respectfully submitted,

Barbara Crandall  
Clerk

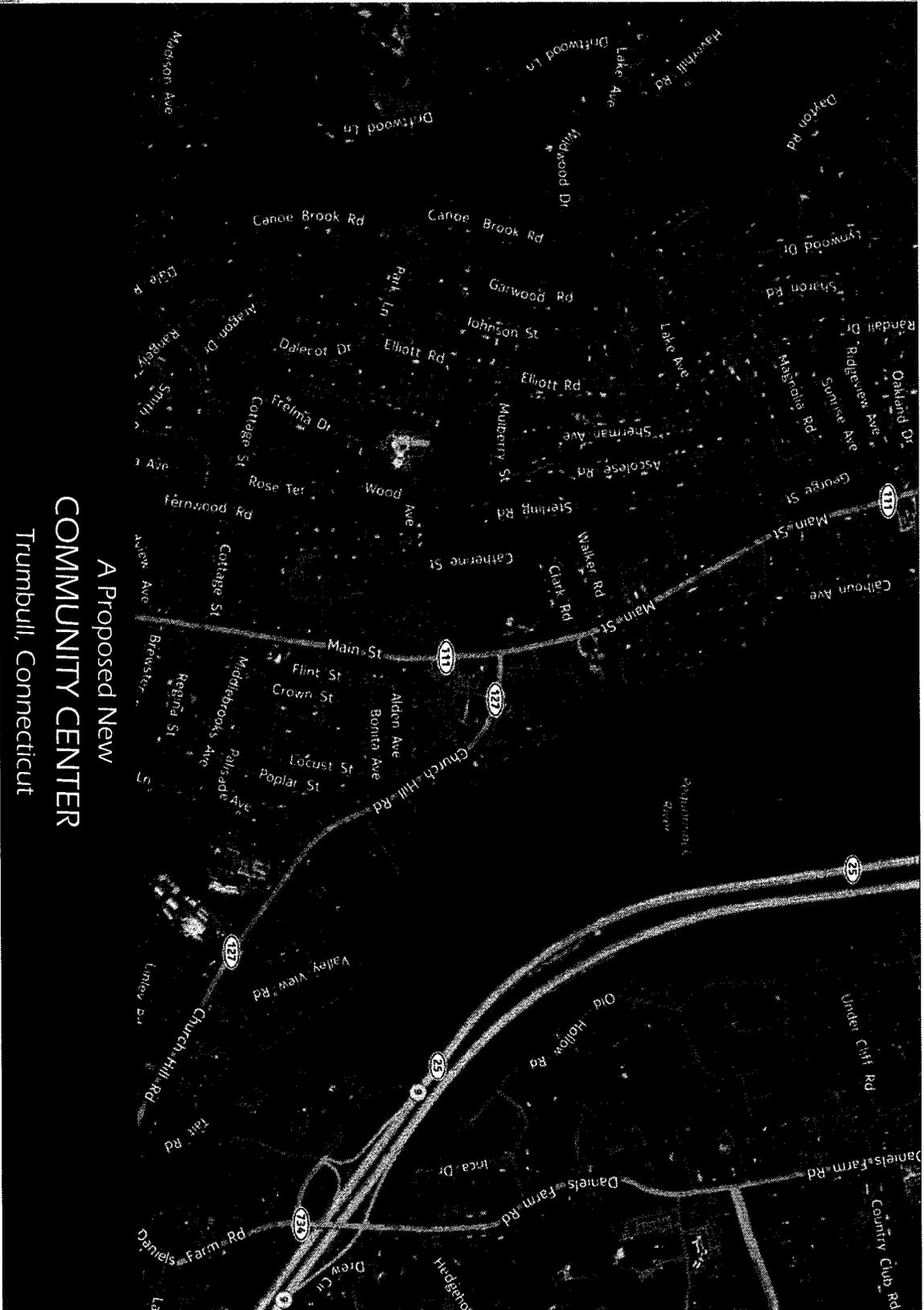


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A Proposed New  
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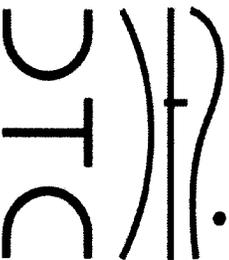
**Site Analysis Chart**  
**Trumbull Senior Center**

**Summary**

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



QUISENBERRY ARCA  
RI ARCHITECTS, LLC  
www.qa-architects.com  
T (860) 677-4894  
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318 Main Street  
Farmington, CT 06032

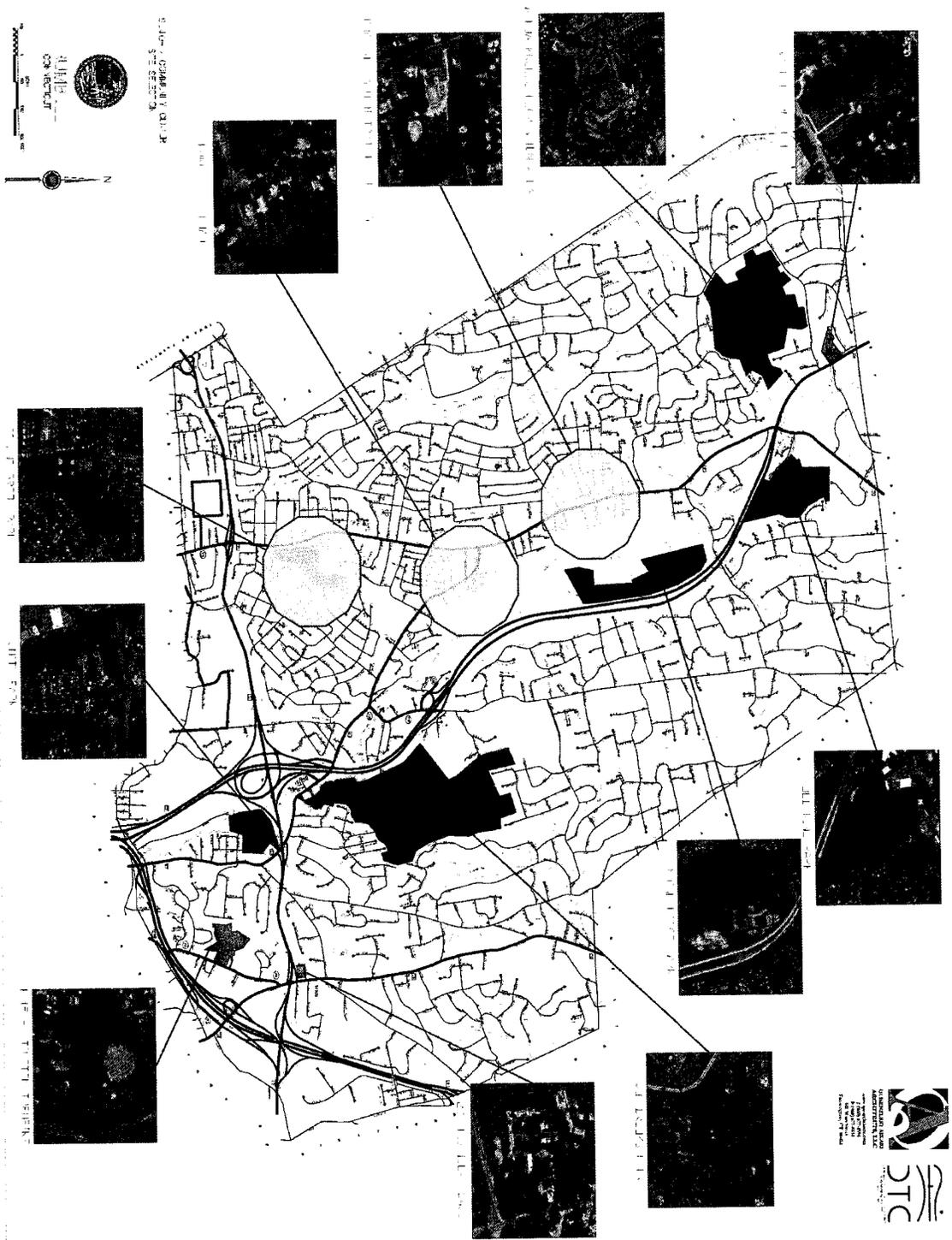


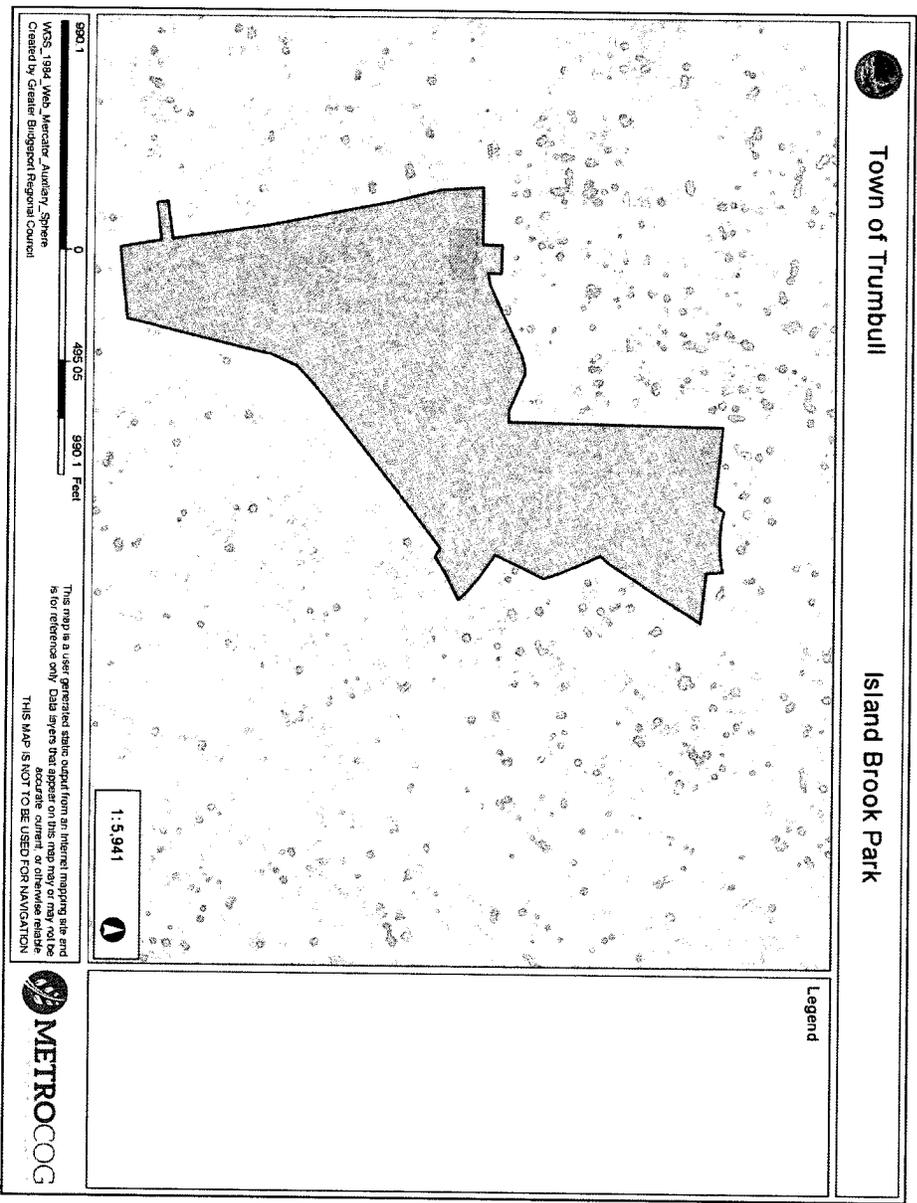
2121 Whiting Avenue • Republic Center II • Farmington CT 06030  
Ph: 203 239 6200 Fax: 203 234 1270  
www.designteam.com

# Town-Owned Properties

- Wagner Tree Farm
- Long Hill Administrative Building
- Church Hill Road
- Indian Ledge Park
- Priscilla Place / Senior Center
- 1445 Huntington Tpke.
- Indian Ledge Park
- Island Brook Park
- Unity Park
- Twin Brooks Park
- Old Mine Park
- Tashua Knolls Rec Area

## Site Selection Process





## Key Factors

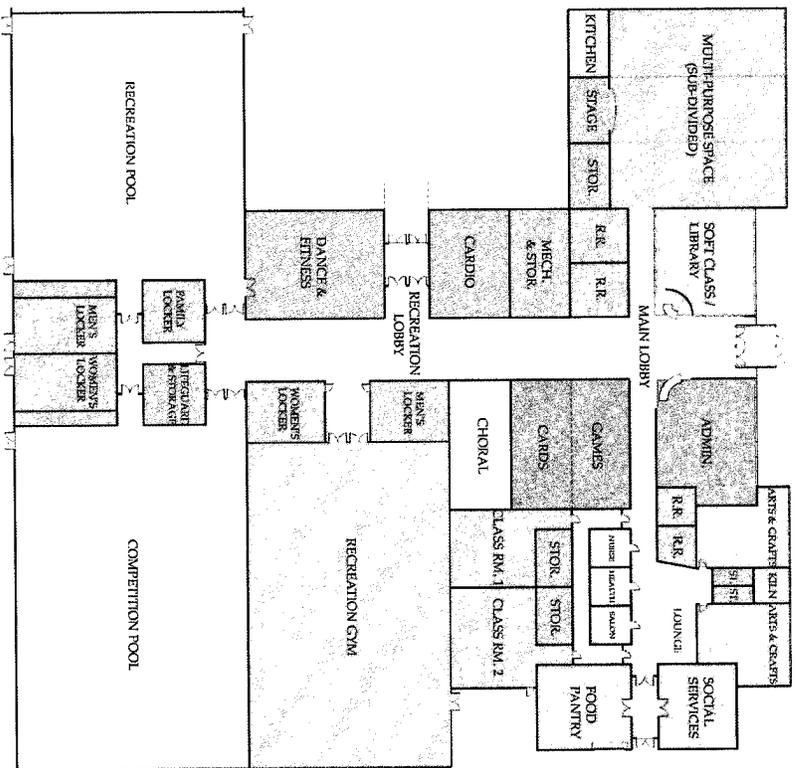
- Town owned park
- Partial Flood Plain Areas
- Playing Field Relocation
- Centrally Located
- Public Transportation
- Recreation Adjacent
- Access to Sewers
- Adjacent to Firehouse

Site Score

80

Island Brook Park

# Plan Diagram



## Discoveries

Nice partnership with recreation activities and fields.

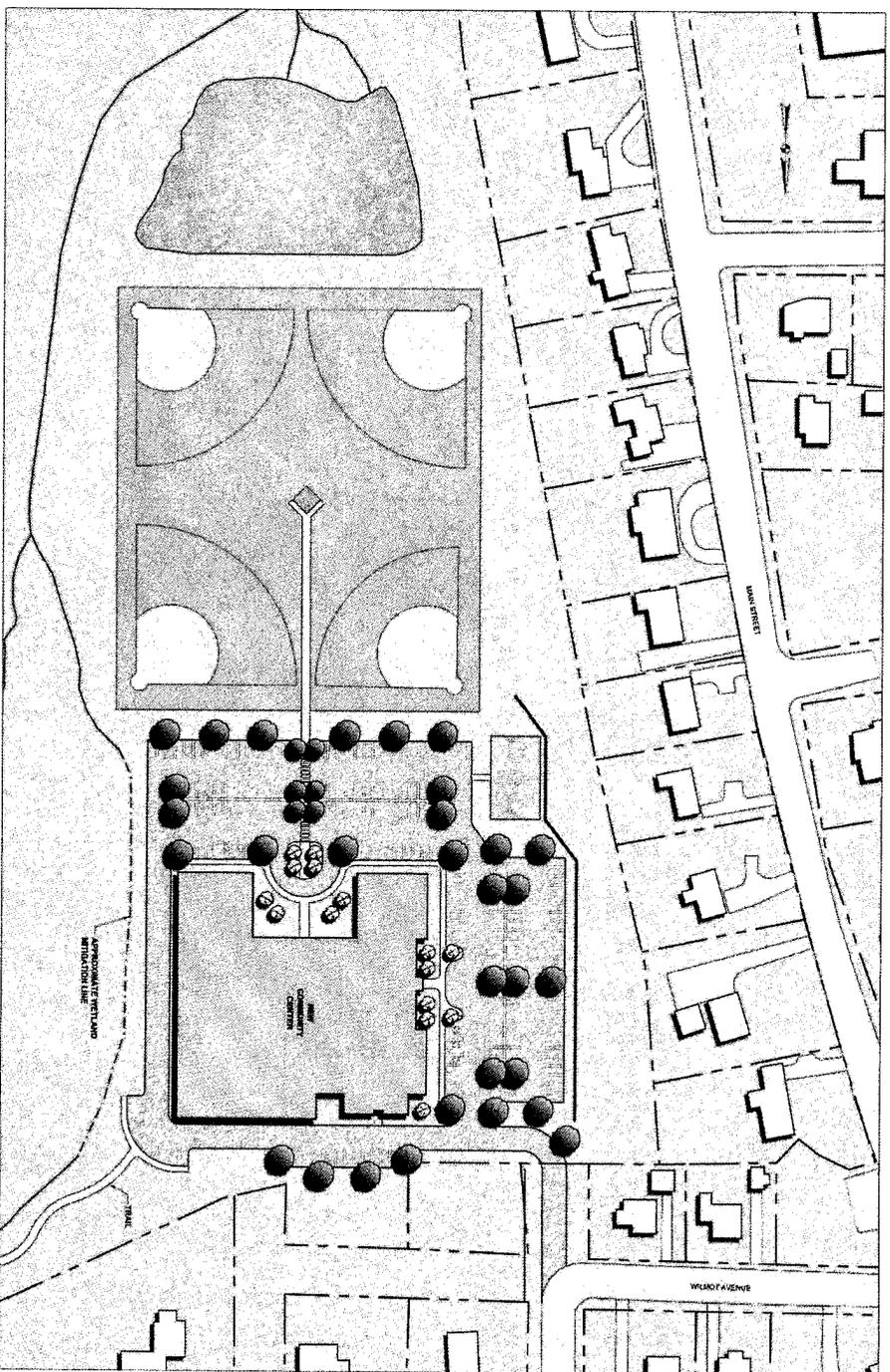
Topography to deal with

Adjacent Wetlands

Will require relocation of tennis courts (or fields).

Parking will have to be explored here...there is the potential for overlap between field use and community center use, resulting in a larger parking requirement

Significant impact to abutting properties



Island Brook Site

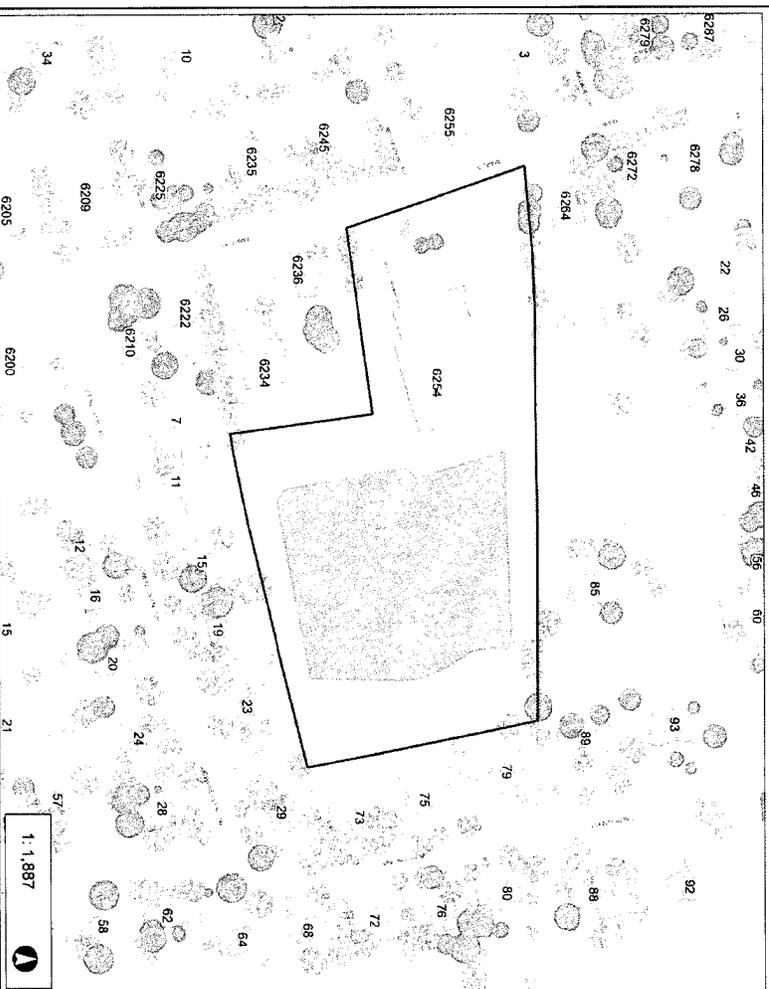
Option 1





# Town of Turnbull

## 6254 Main Street Map



314.5  
 WGS\_1984\_Mercator\_Auxiliary\_Sphere  
 Created by Greater Bridgeport Regional Council

0 157.23 314.5 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. Contact your provider for more information.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,887



- Legend**
- Building Address
  - Parcel
  - Town Boundary

### Key Factors

Sewer Access  
 Close to "town campus"  
 Friendly topography

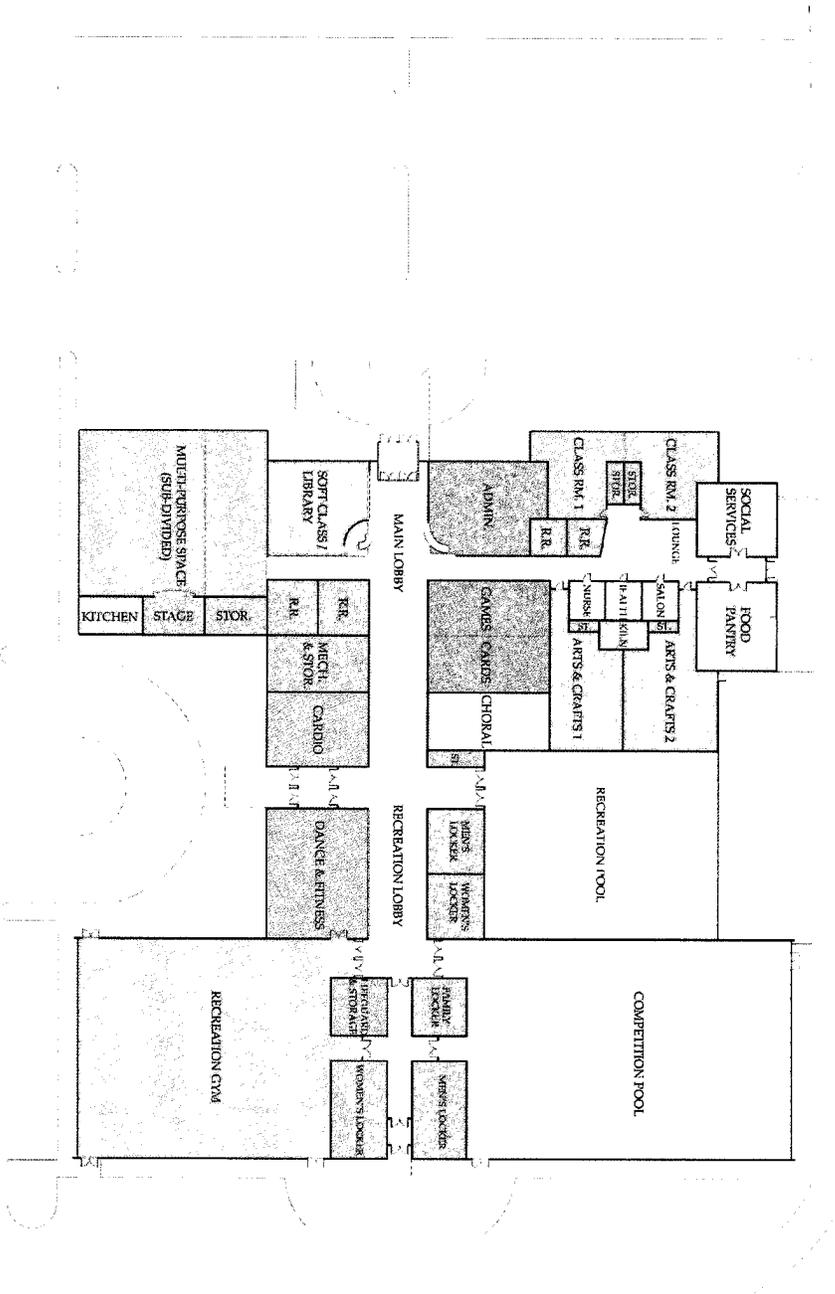
Relocation of a playing field  
 Residential Neighbors  
 Tight configuration

Add / Renovate Existing  
 Building – 19,000sf  
 (most likely demolition)

Site Score **96**

Long Hill Administrative Building

# Plan Diagram



## Discoveries

Amenities Fit

Flat site easy to develop

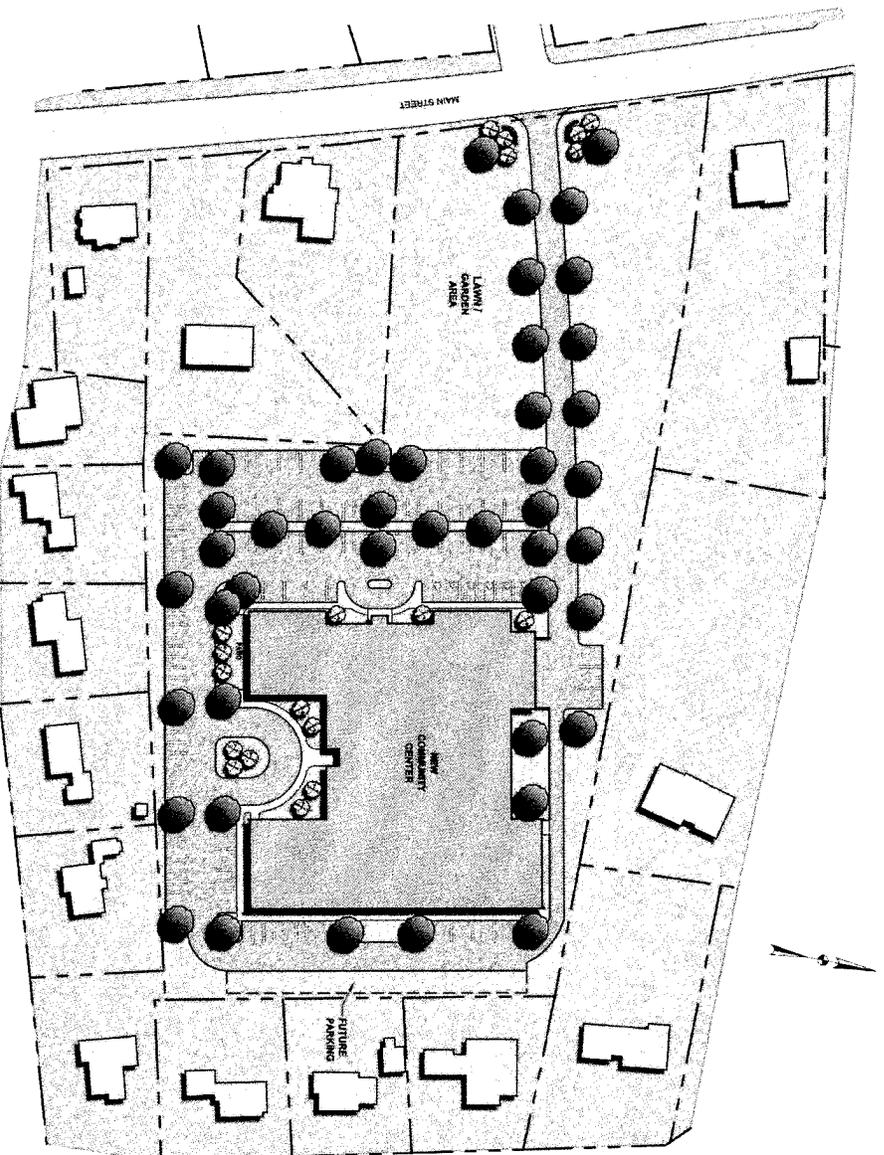
Access from street is tight and building will have to be at rear

Baseball field will have to be relocated to another site

Configuration of building is not amenable to accommodating the CC programming

BOE building will require demolition and relocation.

Highest Level of abutting property impact



Long Hill Site

Option 1

## Discoveries

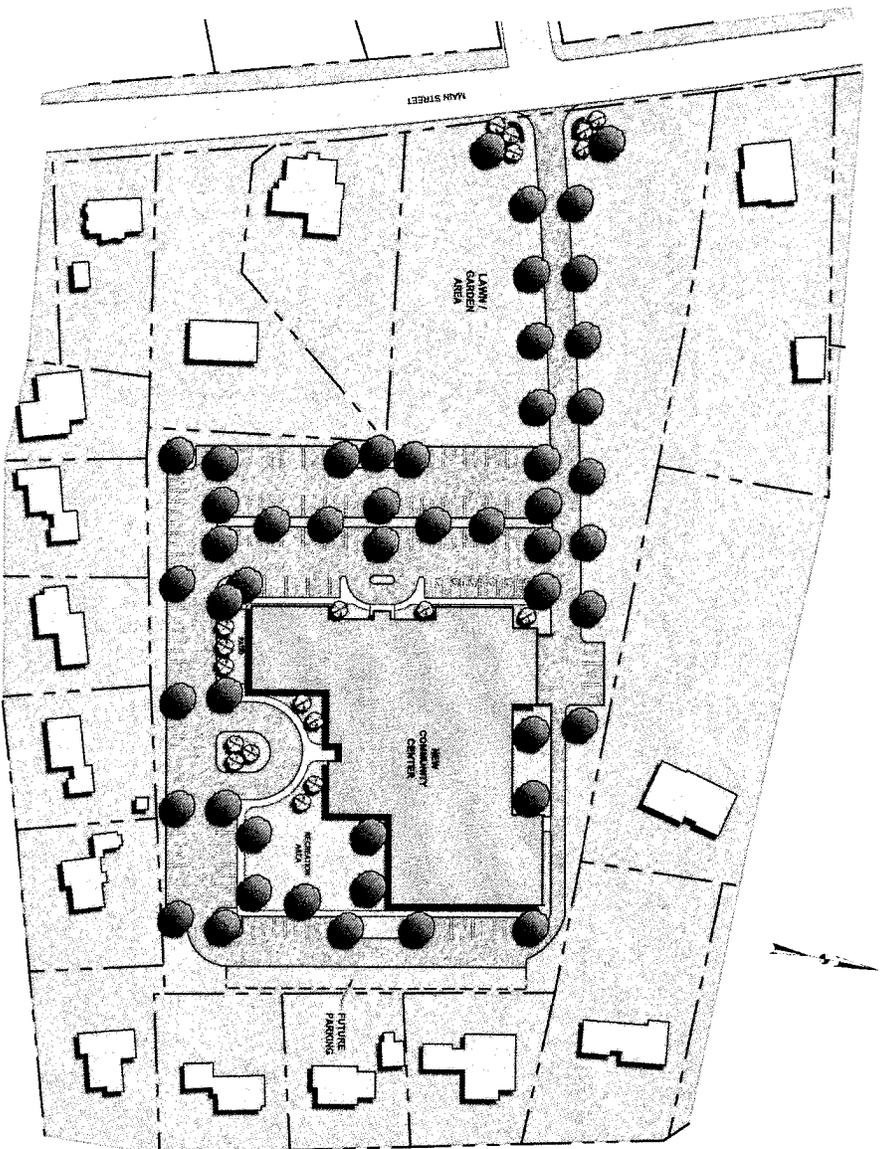
Removal of one of the pool component or gym component will allow:

Added Green space

Additional Parking

Improved Site Circulation

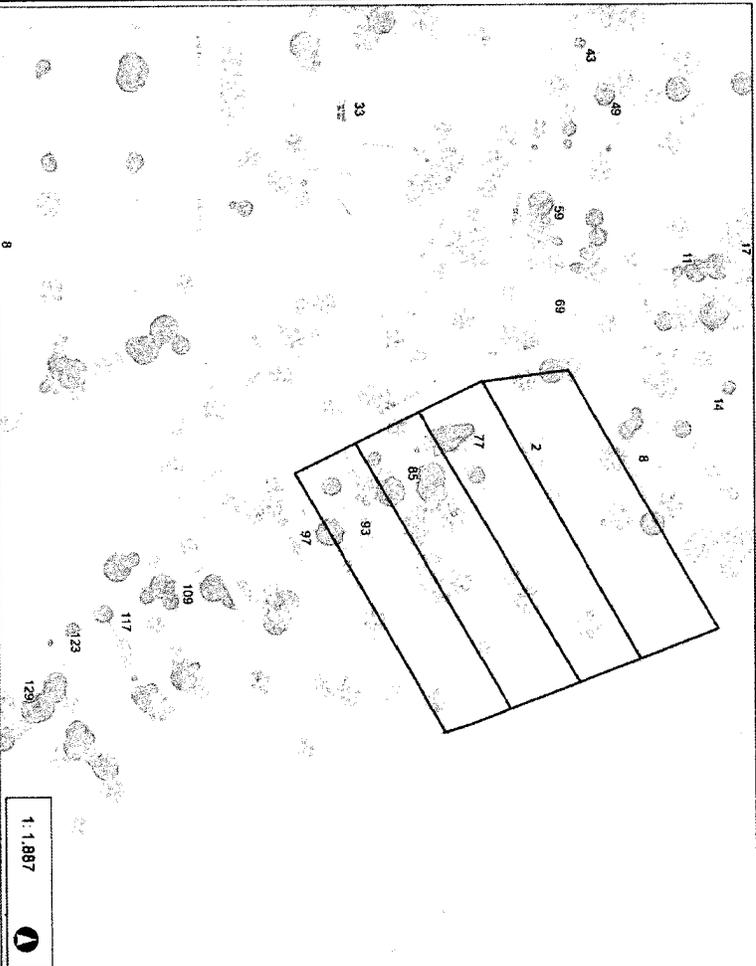
Rec area directly adjacent to the building





Town of Trumbull

Church Hill Road Map



314.5  
 WGS 1984 Web Mercator Auxiliary Sphere  
 Created by Greater Bridgeport Regional Council

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1:1,887



- Legend**
- Building Address
  - Parcels
  - Town Boundary

## Key Factors

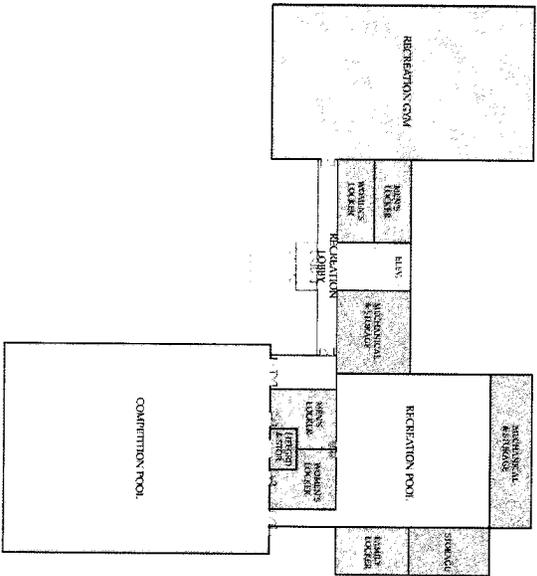
- Central to community
- No environmental issues
- Sewer Access
- Access to Recreation Trail
- Adjacent to "town campus"

- Topographic Challenges
- Residential Neighbors

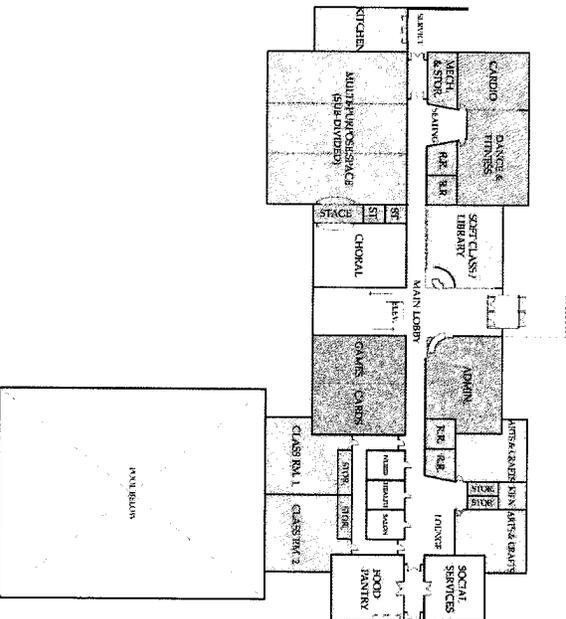
**Site Score**  
**115**

Church Hill Road

# Plan Diagram(s)



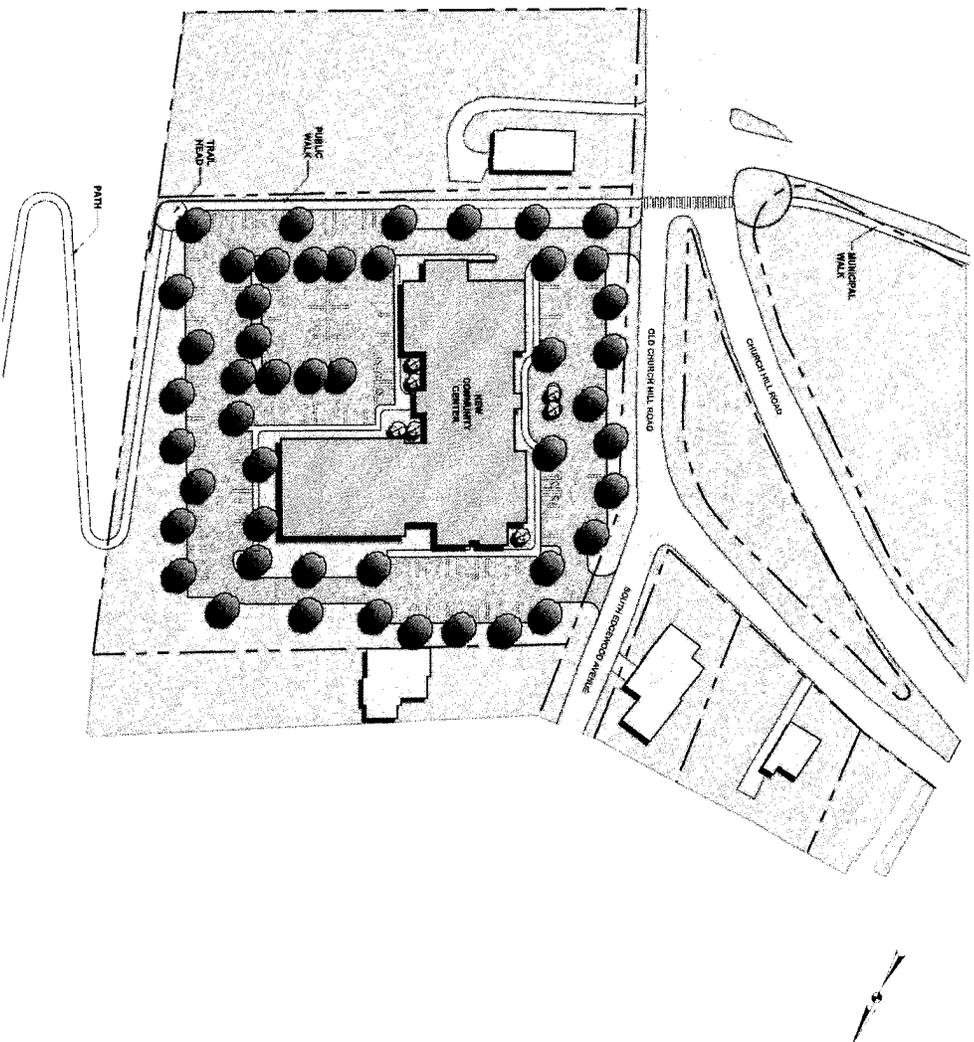
Lower Level Plan



Upper Level Plan

# Discoveries

- Amenities Fit
- Grade allows smaller footprint
- Gym and Pool component at the lower, entry level
- Access to rear trail
- Develop a community campus connection
- Will require demo of houses and fair amount of site development due to topography
- Least amount of abutting property owner impact



Church Hill Road Site

Option 1

## Discoveries

Removal of one of the pool component or gym component will allow:

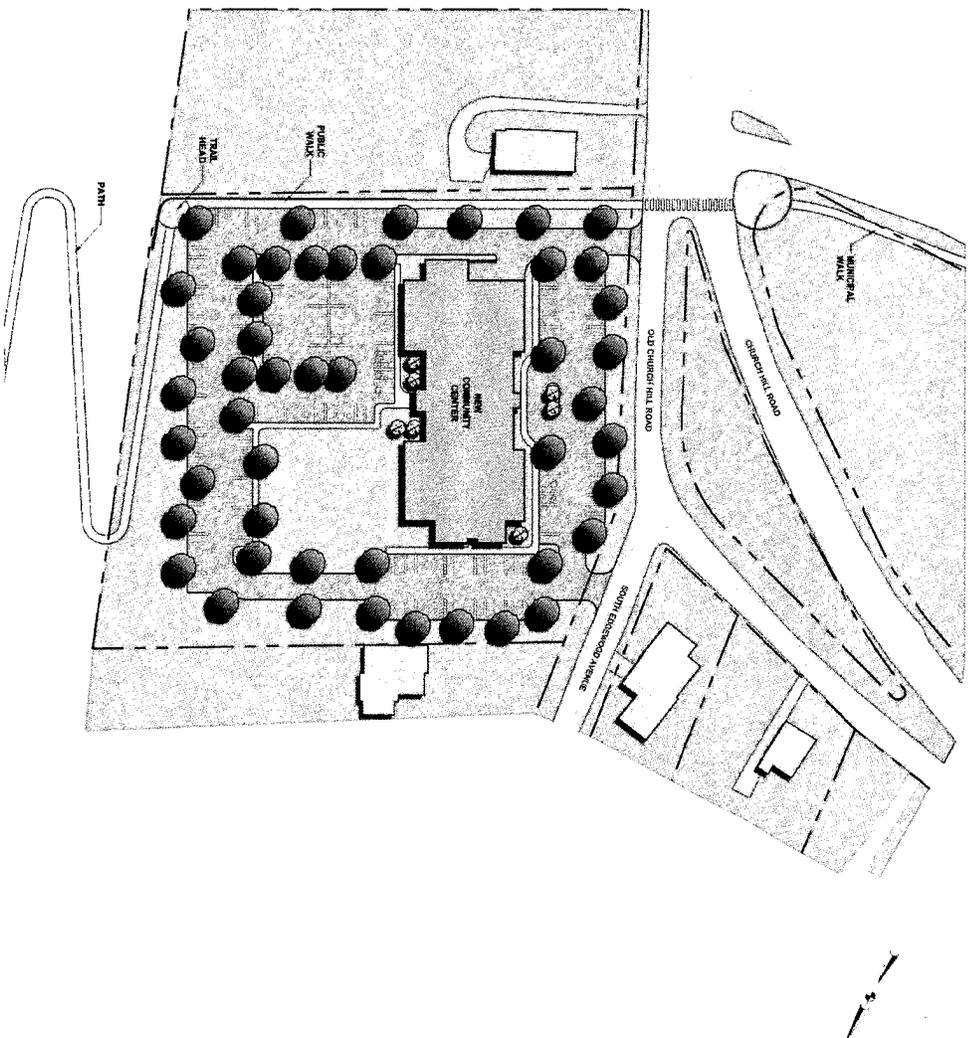
Added Green space

Additional Parking

Improved Site Circulation

Additional rec area adjacent to the building

Access to trail head can bring approximately \$1m in grant monies to the project development to offset site costs.



Church Hill Road Site

Option 2

## Summary

Each Site Can accept the program capacity

## Future Steps

Directive Regarding Pool & Gym Components

Ranking pursuant to design exercise:

Directive Regarding a Final Site

1. Church Hill Road
2. Long Hill Road (Main Street)
3. Island Brook Park

Detailed Site Investigation

Projected Cost Impact (Lowest to Highest)

1. Church Hill Road
2. Island Brook Park
3. Long Hill Road (Main Street)

Detailed Concept Design – Final Site

Public Presentation and Feedback

Revisions to Design and Approach

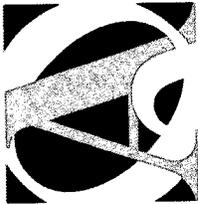
Detailed Cost Estimate – Final Scheme

Town Review and Directive

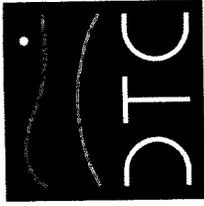
Recommend Comparative Cost Analysis by CM

Funding Pursuit





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our client's needs through excellence in  
design and uncompromising service."*