

MEETING MINUTES

Community Facilities Building Committee

September 14, 2022 at 7:00pm — Trumbull Town Hall Council Chambers

Present Members: Lori Hayes-O'Brien, Chairman
Dawn Cantafio, Vice Chairman
Mike Buswell
Ted Chase
Dean Fabrizio
Ron Foligno
Dave Galla
Tony Silber

Absent Members: Gail Ritacco

Also Present: Gia Mentillo, Committee Clerk – via
conference call

Residents:
Robert Abercrombie, 10 Pleasant Street
Bernice Oleyar, 102 Tanglewood Road
Richard White, 169 Church Hill Road
Diana Panella, 23 Limerick Road
Kathryn Luedtke, 216 Church Hill
Road
Amy Okrepkie, 5802 Main Street
Anthony D'Aquila, 29 Valley View
Road
Florence Behanna, 44 Alden Avenue
Mary Murdoch, 11 Hardy Lane
Barbara Drummond, 183 Church Hill Road

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

Pledge of Allegiance

Public Comment:

Chairman Hayes-O'Brien stated that the Committee is focused on finding a feasible site for a new senior center which can also serve community needs for additional gym and meeting room space, noting that the cost of which will never approach 40 million dollars as some have posited. The addition of a pool to the facility is no longer being considered. Site selection by the Committee at this point is simply a decision to further study the feasibility of a location and not a decision to move forward with any work.

Robert Abercrombie, 10 Pleasant Street, stated his concern for the current senior center siting recurring water damage in various places, mice, cracked steps at the rear of the facility, damaged and missing tiles with duct tape, and safety issues at the emergency door (broken stairs and missing hand rails). He also noted two (2) gas leaks in the past six (6) months which resulted in building evacuation. He stated a need for a new location as soon as possible and asked that any new facility have parking at the rear as street parking is an unnecessary burden for residents living near the facility.

Bernice Oleyar, 102 Tanglewood Road, supported Mr. Abercrombie's comments adding that there are also ongoing air conditioning issues, an undersized lunchroom, parking issues, and the abnormal layout of the building. She also voiced concern regarding the food pantry's location in a small, drab basement room.

Richard White, 169 Church Hill Road, shared his concern regarding the Hardy Lane property and submitted to the Committee a petition with roughly 300 signatures opposing locating the new senior

center at this location. He also asked that the Committee receive an updated charge from the Town Council as circumstances have significantly changed since the original charge (comments and petition attached as Exhibit 1).

Diana Panella, 23 Limerick Road, stated the Hardy Lane site was originally purchased for land preservation and asked when then desired use was abandoned. She also voiced concerns regarding existing and increased traffic to the area, stating that Hardy Lane is not a viable option for a new center.

Kathryn Luedtke, 216 Church Hill Road, stated her concerns regarding traffic in the Hardy Lane area, stating that concerns of safety will only grow with the addition of a senior center in the area. She informed the committee of current safety issues with school bus stops and EMS routes in the area.

Amy Okrepkie, 5802 Main Street, stated her opposition to Hardy Lane as a location for a new center, and noted concerns of debt and staffing for any proposed location. She questioned why the existing senior center has not been maintained and whether a new center would have proper maintenance.

Anthony D'Aquila 29 Valley View Road asked why the name of the Committee was changed without Town Council consultation. The Chairman clarified that the name of the Committee was determined by the Town Council and has not changed since.

Florence Behanna, 44 Alden Avenue, agreed with the comments stating a need for a new senior center. She shared that she, a senior, and her peers have had negative experiences at the existing center and have no intention of going back, noting the importance of socialization for senior citizens.

Mary Murdoch, 11 Hardy Lane, read allowed an email she submitted to the Town Council on August 5th stating her concerns regarding the Hardy Lane location and the fact that is still being discussed after eight (8) months of opposition from the public, questioning why Old Church Hill Road was turned down due to traffic and environmental concerns yet Hardy Lane has not. She stated she does not feel as though the public's comments have been acknowledged by the Committee.

Barbara Drummond, 183 Church Hill Road, agreed that there is a need for a new senior center and stated opposition to the Hardy Lane location or any other location along the Pequonnock river.

Public comment was closed at 7:29pm.

Acceptance of August 3, 2022 Meeting Minutes

Chairman Hayes-O'Brien asked that the August 3, 2022 meeting minutes be amended to clarify Rina Bakalar's comments regarding the site on Church Hill Road were in reference to previous discussions.

MOTION MADE (Cantafio), seconded (Foligno) to amend the August 3, 2022 meeting minutes. The motion carried (7-0). Ted Chase abstained.

MOTION MADE (Cantafio), seconded (Fabrizio) to approve as amended the August 3, 2022 meeting minutes. The motion carried (7-0). Ted Chase abstained

Site Selection Discussion:

Mr. Fabrizio thanked the public for reminding him and the Committee of the ongoing concerns at the existing senior center and stated he would like to move forward with selecting one or two locations for further study.

Chairman Hayes-O'Brien agreed with Mr. Fabrizio. She asked for the Committee's thoughts on the August 3, 2022 presentation from town staff and how they would like to move forward.

Mr. Silber asked that the Committee start to rule out some sites.

Mr. Galla agreed with Mr. Fabrizio, and Mr. Silber, stating his preference for the Hardy Lane and Long Hill locations. He added that there will never be a perfect time nor place for the proposed facility and the Town is actively missing out on opportunities to fund this project due to the Committee's inability to choose a location.

Mr. Foligno stated that any proposed location is going to abut an inhabited area as the Town is 98% developed.

Chairman Hayes-O'Brien stated she felt the Committee should focus on one site for further study.

MOTION MADE (Cantafio), seconded (Fabrizio) to proceed with the architectural and engineering analysis for the Hardy Lane site. The motion was withdrawn.

Mr. Chase commended Mr. White for his time and efforts in sharing information with the Committee. He stated, though he was absent from the meeting, he watched the recording of the August 3, 2022 presentation several times. Mr. Chase stated that he found inconsistencies and inaccuracies in said presentation, noting that he does not make those comments lightly. In particular, he referenced the slides pertaining to the Nature Center property which listed no pros although there is public transportation at the facility. Mr. Chase also pointed out that a FEMA flood map was used to discuss wetlands although, as Mr. Paris stated, flood plains are distinctly different from wetlands. Upon further research, Mr. Chase stated there does not appear to be any wetlands on that property, though he welcomed Committee members to do further research. He also noted that several town properties are currently in flood zones despite staff comments advising against placement of buildings in such areas (AMC Marquis, Northeast Medical Group, Sikorsky Credit Union, etc.). Mr. Chase questioned why "a busy road that may be difficult for some residents to navigate" was listed as a con for one property while "direct access to the Pequonnock River" was listed as a pro for another, citing both to be safety concerns for the facility's proposed demographic.

Mr. Chase proposed re-consideration of the Nature Center as it was previously ruled out due to the Committee's understanding that there are wetlands on the property. He acknowledged the lack of central location, stating that it only takes 10-15 minutes to get across town and siting having a new building of quality at the Town's gateway to be a benefit not a detriment. Mr. Chase stated tucking a multi-million dollar building at the end of a cul-de-sac where it, according to Town staff, would not be seen does not seem to be the best use of resources. He also noted that relocating the existing Nature Center would be a benefit to the Town as the existing center is in a commercial area with warehouses, a propane distributor, gravel yard, and little-to-no nature space.

Mr. Fabrizio stated he appreciated the presentation from town staff, noting he felt he received good answers to all questions asked. He stated he would like to have Mr. Estrada present to defend his comments before any further discussion regarding the accuracy of information.

Mr. Chase agreed he would like Mr. Estrada to attend another meeting to discuss his concerns as stated. He noted that Mr. Estrada himself clarified that he is not a wetlands expert.

Mr. Fabrizio stated that the results of the presentation roughly aligned with the hierarchy established by the scoring method utilized by the architect hired to evaluate all locations being considered. He added that he does not feel the Committee should begin re-evaluating all properties again as the Town is actively spending funds to maintain the existing senior center while missing out on opportunities to fund the new center.

Chairman Hayes-O'Brien voiced appreciation for town staff and their presentation on August 3rd. She noted that while there may be some inconsistencies the presentation was one piece of information out of many for the Committee to consider. The Chairman added that at no point has the Committee ranked the Nature Center amongst the top five (5) best potential locations for a new senior center.

Mr. Silber asked Mr. Chase on what basis he wished to rule out Hardy Lane from consideration.

Mr. Chase stated the Hardy Lane location would negatively impact the overall character of the Town by putting a commercial building in a residential area abutting a wildlife preservation with wetland concerns. He questioned why a town that is 98% developed wants to do further development along a wildlife area rather than utilize existing buildings in the community. Mr. Chase stated his preference for utilizing the existing Nature Center or Board of Education building for the proposed senior center. He also questioned why the Town sold that last property the Committee had identified as being most desirable for the proposed center.

Mr. Buswell, District 1 of Town Council, stated opposition to moving forward with the Hardy Lane location, citing concerns of traffic on Church Hill Road, proximity to the Pequonnock River, soil contamination, residential neighborhood impact, and underground water ways. He stated centrality should not take precedence over those concerns for the environment and residents. Mr. Buswell added that he would like to consider existing inventory in Town and re-evaluate the need for a community center component. He stated a preference for the Wagner Tree Farm and Tashua Knolls Golf Course as potential senior center locations.

Vice Chairman Cantafio stated she felt the information shared by George Estrada to be of good quality. She reminded the Committee that quarterly reports are submitted on their behalf to the Town Council and encourage members to submit any comments they feel should be included in that report. The Vice Chairman added that environmental concerns may ultimately rule out the Hardy Lane site, but cannot be appropriately considered without having an environmental impact study done. She noted that the Committee can ask that architectural factors be based on un-compromised protection of the natural habitat.

Mr. Silber stated that a senior center in any area would not destroy the associated neighborhood as seniors do not pose any threat of disturbance, adding that 39% of Trumbull's population is 50 years or older. He voiced support for moving forward with the necessary studies for the Hardy Lane location, stating that the environmental impact study should extend to the Pequonnock River area and encouraging the addition of green building components (i.e., solar panels, green roofing, water caches, etc.). Mr. Silber proposed utilizing 3 acres of the 25 acre site for construction and requiring that the remaining 22 acres be added to the Pequonnock Wildlife Area for preservation.

Chairman Hayes-O'Brien stated that the best way to address the concerns raised by the Committee is to conduct site studies for the area in question, noting that researching two sites simultaneously would take longer and cost more money.

Mr. Fabrizio stated that utilizing the Hardy Lane site would ultimately allow for better protection of the area as future administrations could choose to sell the property to a developer.

MOTION MADE (Fabrizio), seconded (Cantafio) to proceed with the Architectural and engineering analysis of the Hardy Lane site. The motion carried (6 — 2 Buswell, Chase).

Mr. Chase stated opposition to moving forward with the Hardy Lane location and cited various reasons for his support for the Nature Center: proximity to main roadways, access to public transportation, existing municipal use of the space, surrounding commercial use, and benefits of relocating the Nature Center to a more relevant area.

Chairman Hayes-O'Brien supported early comments made by Mr. Fabrizio and Mr. Silber about concerns of future development and the potential for environmental preservation at Hardy Lane.

Mr. Silber stated support for conducting a feasibility analysis similar to those done for other sites.

Mr. Chase asked whether the Committee should be prepared to look into a second location if they receive undesirable results from the proposed studies.

Chairman Hayes-O'Brien stated the Committee can continue to discuss other locations while studies are conducted for Hardy Lane as to not delay research.

Mr. Silber asked whether the Committee could ask the architect tasked with evaluating the site to consider the environmental components he mentioned early to mitigate impact to the site.

The Chairman stated that those components did not need to be added to Mr. Fabrizio's motion but could be discussed with the architect.

Building Components Discussion:

Chairman Hayes-O'Brien stated she would invite the architect to the next regularly scheduled Committee meeting and asked members what requests they may have for said architect.

Mr. Galla asked that the size of the facility be reduced based on reductions made to community center components. He asked that a flex space be included, and examples of its multifaceted use be provided.

Mr. Fabrizio asked that Mr. Silber's comments regarding green building components be shared with the architect. Chairman Hayes-O'Brien stated that the architect would be looking at interior building aspects.

Next Steps:

Chairman Hayes-O'Brien stated she would work to determine the appropriate process for engaging expert studies and gather a rough timeline which she would share said information with the Committee.

New Business:

There was no new business.

Adjournment:

MOTION to adjourn made by Vice Chairman Cantafio, seconded by Mr. Galla. The motion carried unanimously. The September 14, 2022 Regular Meeting of the Trumbull Community Facilities Building Committee adjourned at 8:57pm.

Respectfully Submitted,
Gia Mentillo, Committee Clerk

Community Planning and Building Committee

Richard W.
White
Trumbull, CT

Public Comment -9/14/20

Good evening and thank you for your efforts. Over the last few months I've making public statements to committee and other land use committees. I've reached out to current and past town and officials, I've posted to social media, and I've **communicated** directly with my neighbors around Hardy Lane. My message has been consistent that the criteria that was **developed** by a administrator and committee is dated, **baised** against utility and our parks. inconsistently applied. and needs to be redone.

Tonight, I'm urging committee to return to our Town Council for an **updated** resolution- Your current draft is not from our current Town Council, it is not from the past Town Council. it is a resolution from 2018. We've had changes to our Town Charter, we've had multiple updates to our five-year Capital Improvement Plans. we have new ARPA money to consider. we've had further degradation to town and BOE **structures**, and we've had more than two years of COVID. This committee has removed the Library elements from resolution TC27-89 and added the concept of a Community Center and Senior Center all without Town Council input

It was **suggested** to me that your project isn't a Community Center and Senior Center at all, but rather a "Senior center with that can be used by the **community**". An interesting distinction your own Odes and options proposals with •Community Center and Senior Center and recent staff presentation was titled 'Senior Center and Community Center. If this committee is going to so reduce the community center elements, then other options already developed properties should also be considered first and foremost..

Tonight, I'm submitting a petition that the neighbors around Hardy Lane have pruned over the last few weeks, We have the signatures of nearly 300 citizens from the immediate **neighborhood** and from the extreme roads of town. We have current and past members of our Town Council. We have current and past members of our Conservation Commission. **we** have current and past members of TRTC and TDC, and everyone in between. Most of the attached comments want to promote conservation within the **Pequannock River Watershed** and along our Rail Trail", lament already bad traffic issues between Starbuck, Middlebrook Elementary School and Quality Lane; and point out the poor utility and **costs associated** with this project.

so please consider our petition. reject development at Hardy Lane, redo your scoring based on today's realities, and return to our current Town Council for guidance.

The Efforts of Hardy Lane and other **concerned** voters need your **immediate** help and signature to the signing of a new Community and Senior Center on undeveloped land, in a zoned residential **neighborhood**, and adjacent to the Pequannock River Valley and Rail Trail.

Please click the button below and sign the petition **addressed** to Trumbull Community Planning Building Committee. Town Council, and First Selectman Victor Tesoro. asking them to reject the Hardy Lane location.

Wednesday, 10 at 7-00 PM is the date of the Building and Facilities Committee vote, You may not be in this area. but this also affects you (please read more below).

Writing a letter is doubly helpful (see attached copy), **coming to** the meeting and making a **statement** is doubly helpful,

is impacts This our entire town...
Protecting

8/8/2022

1. The plot of land on Hardy Lane was acquired by the town with the stated purpose of controlling development and sustaining environmental health. Poquonnock River Watershed. Before the purchase, the Conservation Commission an consultant who stand for protection and preservation. not development, Trumbull Times Article:

tant who prioritized this particular section of
<https://tinyurl.com/y63uak96>

2. Church Hill Road, a main connector in Trumbull, is presently struggling with traffic due to recent developments in Trumbull. Additionally, the top of Church Hill Road has been the site of numerous accidents after blind curve precisely at the location of this proposed complex,

As a state road, additional crosswalks and traffic controls are the responsibility of the state, which has already rejected previous requests for traffic control when the same facility was being proposed just yards away near Old Church Hill Road and Oudity Street.

3. Children at risk!!! Increased pedestrian traffic between Middlebrooks Avenue and Quality Street sets the stage for tragedy, especially considering the high speed of cars on Church Hill Road and no help from the state,

4. Visibility from the rail trail, plus noise. proposed complex will, according to the architect working with committee, be visible from the trail, It follows that there will be significant noise reverberating from increased activity and traffic as well.
Enjoy your nature walk

5 Displacement of wildlife, Can we leave our wild and winged friends someplace to live? No one wants coyotes, foxes, and even occasional raccoons in our backyard, And guess what? They don't want to be in our yards either.

6. There are both wetlands and an intermittent stream on the property. Any increase in impervious surface from the building, associated parking, and paving only the runoff pollution to the Pequonnock (River Watershed and nearby basement flooding.

What else can I do to help?

Share this petition on Social Media:

<https://chng.it/486J4VH8yk>

Email or call the First Selectman:

<https://www.trumbull-ct.gov/Directory.aspx?DID=9>

Email the Community Facilities Building Committee:

<https://trumbull-ct.gov/409/Community-Facilities-Building-Comm>

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Email the Town Council:

<https://trumbull-ct.gov/431/Town-Council>

Attend Wednesday's Building Committee meeting:

<https://trumbull-ct.gov/AgendaCenter/ViewFile/Agenda/08102022-4750>

Name

Signed On

Adam Kaluba

Adonis Lopes

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Aileen Delaney	9,614/2022
Alexis Douglas	8/12/2022
Aiix Huches	8/9/2022
Amanda Harmm	8/8/2022
Amy OkrepBe	8/9/2022
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April Gorton	8/11/2022
April Lang	8/8t2022
Ashlay Murdoch	8/7/2027
Ava RiBk	8/10/202?
Barbara Drummond	8/8/2022
Barbara Moorm	8/12/2022
Ben Leheb€re	8/10/2022
Beth Remei&a	8/8/2022
BErry VALENTI	8/10/2027
Bill Bachlechnet	9/11/2022
Bradley Luedtke	8/7/2022
Br»dy Lynch	8/8/7072
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Bryan Li&witz	8/8/2022
Careu Butler	8/10/2027
Carol Hudak	8/11/2022
Carol Mtn	9/11/2072
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Catherine White	8DD022
Cheryl Wilk	8/9/2022
Chris Magoui	8/8/2022
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DebbieSchmidt	8/7/2022

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Dana Mtynarski

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Ellie Forma	8/8/2022
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Emma Thornton	8/7/2022
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Frances Mckjernan	8/7/2022
Francis 2vnedænlll	8/8/2022
Genevieve M McGrath	8/9/2022
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Heather Greene	8/9/2022
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Henry Lang	8/9/2022
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Isaac Gramsa	8/11/2022
Isis Whitfield	8/10/2022
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Joanne Vomdran	8/7/2022
Joanne Zycek	8/8/2022
Joe DiLeo	8/9/2022
JoelEe Hallajian	8/8/2027
John Krekosla	8/11/2022
Jonathan B lusk	8/7/2022
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Joseph Wdfe	8/10/2022
Josh Allen	8/9/2022
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Karen Dr.R	8/10/2022
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Richard McConnell	8/12/2022
Richard W'hite	8/6/2022
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Robert Cotozza	8/11/2022
Robert Mori	8/7/2022
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Row Mary Ronnow	8/8/2022
Samantha Jackson	8/7/2022
Soto DeFilippo	8/8/2022
Sera Thomtoa	8/7/2022
Sarah Püito	8/8/2022
Scorpio Brown	8/12/2022
Scott Pham	8/8/2022
Shannon Siebotd	8/7/2022
*arise Gregory	8/11/2022
Sheila Bowen	8/9/2022
%irtey Nemchek	9/10/2022
Simone Cabral	8/10/2022
Skylar Meutice	8/8/2022
Sophie Kmka	8/9/2022
Stephan Sieboåd	8/9/2022
Stee Formanek	8/8/2022
Steve Ped•h	8/8/2022
Steven H. Cousins	8/8/2022
Sunyourw Cho	8/8/2022
Susan Bens	8/7/2022
Susan Lyons	8/7/Q2
Susan McElroy	8/7,tn22
Susanna Beme	9/12/2022
Suzan Sarris	8/12/2022
Suzanne Cartetl	8/9/2022
Tmmy Jackson	8/7/2022
Tommy Ku*0an	8/8/2022
Twtor Brown	8/8/2022
Time Do n	8/9/2022
Tina Banes	8/8/2022
Tina Mezza	8/7/2022
Tro HallaFan	8/8/2022
Tyler Kramka	8N2022

8/7/2022
8/9/2022
8/9/2022

Signed On

Urszula Jabtonska 8/9/2022
Vincent Convertito 8/11/2022
(ctencz 8/7/2022)

WeMyPalmieri
William Genuorio
Zoe Dornward
Comment

"This kind of development in that area is totally unacceptable. That land along the Pequonnock should be preserved- It IS appalling that anyone would think this is appropriate. The traffic and problems this would create in this area is t fathomabte."

"For all reasons listed by Mr. White. This property was purchased to save it from this kind of development. If the town moves forward with this, they have outright lied to the people in this town as a whole, =oppose a new community/senior center as a major unneeded expense"

'Land preservation •

*We do not need a community center. and taking that parcel of land deemed for residential and buiÆing a community center is political manipulation. Stop what your doing and if you need a space to build a community center Trumbull Center that sits vastly unused for years. which is zoned for a project like this, Not to mention a better place to have increased traffic vs a residential neighborhood you want to with traffic. better as this i.s your job and what we pay you form Use common sense as the environment will drastically impacted for the worse and that valley is one Of the main environmental arteries Of Trumbuff. • "There are plenty of open buildings in town to use"

"NO further development in needed in this urea nor was this property purchased for that purpose .What we do need is preservation of the Land along the Pequonnock. As others have said, please took to renovate and use buildings that lie vacant in Trumbull Center and possibly elsewhere in town."

"There are other opuons and I am concerned about the congestion it will cause. •

"We need less buildings less traffic and more green spots to rest and enjoy wildlife!" "I oppose a community /senior center; it is an unnecessary cost to pile on our restdnuat tax burden."

"Hardy Lane is too residential for a Community Center."

"I feel this a terrible location for the aquatic senior, community center ot whatever it is being called this week, until taxes in this town are brought down for homeowners to reasonable level nothing like this should be up for discusstion period. •