

NOTICE

THE PLANNING AND ZONING COMMISSION, OF THE TOWN OF TRUMBULL, AFTER A PUBLIC HEARING THEREON, HAS TAKEN ACTION ON OCTOBER 1, 2020 WITH RESPECT TO THE APPLICATION AS FOLLOWS:

5065 and 5085 Main Street: Applicants, K&K Developers, Inc., Trumbull Shopping Center #2, LLC and WEA CT Houses LLC are requesting a Special Permit with a site plan to allow a proposed 260 unit multi-family residential community and associated site improvements pursuant to Art. II, Sec. 3.4, of the Town of Trumbull Zoning Regulations. **File #20-04.**

APPROVED WITH CONDITIONS. EFFECTIVE OCTOBER 14, 2020

Approved subject to the following conditions:

1. Posting of a Landscape Bond in an amount not to exceed \$250,000 as determined by the Town Planner.
2. Submission of a Soil Erosion Control Bond and third-party site monitor in accordance with the requirements of the Town Engineering Department.
3. Applicant must pay connection or other fees as required by Trumbull WPCA approval.
4. Applicant must maintain, including snow removal, all interior and exterior sidewalks in perpetuity, at Applicant's cost.
5. Applicant must attend a preconstruction meeting with all Town permitting officials prior to any site disturbance.
6. Applicant to install park benches (minimum five foot length) with cement/brick pads as follows:
 - A minimum of five benches within the property, location as approved by the Town Planner.
 - A minimum of two benches along walkway connecting the property to the shopping mall, location as approved by the Town Planner.
7. Applicant must allow school buses or similar vehicles to enter the property, if permitted by Trumbull Board of Education, and will provide any documentation reasonably requested by Trumbull Board of Education for said purpose.
8. Applicant must allow shuttle buses or similar means of transportation, provided by the Town or other government agencies, to enter the property to provide senior citizens and/or disabled residents transportation from the property to the shopping center or other destinations.

9. Applicant must make every effort to complete the interior walk path for the entirety of the property, where feasible, as reviewed and approved by the Town Planner and Town Engineer.
10. Applicant must install a help button or other call option to a property manager on both call boxes in the front and the rear gates, to be reviewed and approved by the Town Planner.
11. Applicant must extend the landscape enhancements along the entire Mall side of the development from the high side by the gym to the center esplanade of the main access road to the Mall, to be reviewed and approved by the Town Planner.

Dated at Trumbull, CT this 2nd day of October 2020.

By: Linda Finger, Clerk