

**Town of Trumbull  
Economic and Community Development Commission  
Meeting Minutes  
September 6, 2016  
Trumbull Town Hall**

Chairman: Ralph Sather

Present: Commissioners Jackie Galiani, Evelyn Zmary, Beryl Kaufman, Michael Iaccarino, Christopher Loram

Director of Economic & Community Development: Rina Bakalar

Public: Paul Griffith

Chairman Sather called the meeting to order at 7:15 p.m. and made a motion to approve the August 3rd meeting minutes. Ms. Zmary accepted the motion, seconded by Ms. Galiani and unanimously approved by the Commission. The newly appointed commissioners, Mr. Loram and Mr. Iaccarino, shared their qualifications and professional experience and the Board in turn introduced themselves. Chairman Sather advised that the Board is A-political and its mission is actively promote Trumbull by supporting its business constituents and Ms. Bakalar with various projects.

### **Director's Report**

#### **Business Appreciation Breakfast**

Ms. Bakalar noted that we are currently seeking a keynote speaker for the October 20<sup>th</sup> Business Appreciation Breakfast at the Trumbull Marriott with an emphasis on suburban communities and where trends are headed. Ms. Bakalar welcomed recommendations from the Board and also mentioned this year will feature an annual awards presentation (Small Business Success Award and the Corporate Success Award). Chairman Sather noted that the intent of the breakfast is to thank business owners, managers and influencers like realtors and brokers for their commitment to Trumbull, to share information they would find relevant and emphasize that Trumbull is on the move. He also stated that the Board will target the top 20 companies and the invitation will include a personal note from Ms. Bakalar, Tim Herbst or the Commission.

#### **CERC (Connecticut Economic Resource Center)**

Ms. Bakalar advised that the Connecticut Economic Resource Center is offering a free municipal training course for Boards and Commissioners centered on Economic Development (Fundamentals of Economic Development - A Transformational Approach). She mentioned that the Connecticut Economic Resource Center has been conducting business recruitment for the state and is helping communities increase their capacity for economic development. The course is free, not open to the public and only accessible to Boards and Commissions. It will be held on November 17<sup>th</sup> where attendees will meet for a light dinner and a 2 hour discussion

examining economic development trends and practices. The intent is not only to educate members but to also build collaboration and cooperation among Boards. Ms. Bakalar noted she will be extending invitations to Trumbull's various Boards and Commissions.

### **Housing Incentive Zone Plan RFP (Request for Proposal)**

Ms. Bakalar informed that a consultant, Milone & MacBroom, has been hired to assist with a Housing Incentive Zone Plan. She stated that in 2014, Trumbull received a small planning grant from the state and it was put out to bid. She commented that Trumbull supports workforce affordable housing development, but current legislation is far reaching and can allow for development that dramatically changes the character of a neighborhood, can be highly dense and may be established in areas of town that are not suited for that type of development for a variety of reasons. Hence, the state has allowed a planning effort to go forth where you can create a Housing Incentive Zone Plan that gives guidance to Planning & Zoning, to your community and to developers where the community feels this type of housing might be best developed. It is important because it helps the town plan and manage the process better and help with more cohesive development.

### **Zoning Regulations RFP (Request for Proposal)**

A RFP has been drafted for a consultant to review zoning regulations and determine what changes are needed and/or are to be clarified. The Zoning Regulations were last updated in 2008. The RFP is still under review and should be released in late October.

### **Proposed Medical Building – Lower Main Street**

Commissioner Kaufman questioned the status of lower Main Street in regards to the proposed medical building. Ms. Bakalar informed that there was a text amendment to the existing POOZ (Professional Office Overlay Zone) for just that area of town (from the Merritt Parkway to the Bridgeport Line) that allows larger structures to be built on combined lots of over an acre. The owners of the proposed medical development are currently working with their engineers on a site plan.

### **Long Hill Village**

Ms. Bakalar reported that the new businesses in Long Hill Village are doing well. Branded Salon Suites and an independent pharmacy should be opening in late September or October.

### **Florist Shop – Main St.**

Ms. Galiani inquired about the status of the old florist building near St. Joseph's Center on Main Street and was advised by Ms. Bakalar that the Diocese owns the flower shop and the house next door and is currently working with an agent to combine both parcels and sell them off.

### **Madison Village**

A special permit was submitted for an upscale dog grooming boutique at Madison Village.

## **10 Broadway**

Ms. Bakalar informed that two traffic studies have been completed and possibly another will be conducted for the Broadway area. Old infrastructure issues also being addressed. She advised that the town is working to improve traffic flow, walkability, safety issues and aesthetics. She informed that she filed a grant in May for improvements to Long Hill Green and expects to hear within 2 weeks if awarded. If not, she will reapply next year.

## **Trumbull Center**

Site plans were approved for 965 White Plains Road in August. The building will be demolished and redeveloped which will make way for the relocation of businesses across the street (Starbucks, CVS). This will open up visibility to Trumbull Center and make way for future development.

## **Discussion of Electronic Newsletter**

Ms. Bakalar announced that the redesigned quarterly newsletter was sent out in July accompanied by a welcome letter. The new format will feature an introductory letter, highlight corporate updates, new businesses and list upcoming events. Chairman Sather noted that the Commission welcomes public feedback and also encouraged the Board to share their ideas. The next edition will go out the end of September and focus on improvements to the corporate park gateway, Long Hill Green and a feature on Hawley Lane Mall.

## **Opportunity for Community Input**

Mr. Paul Griffith introduced himself and announced that he is running a pro Trumbull Economic Development Program in Boston & NYC based on the digital office space he owns in both cities.

## **Adjournment**

There being no further business or community input, Chairman Sather requested a motion to adjourn at 8:50 p.m., accepted by Ms. Kaufman, seconded by Ms. Galiani and voted in favor unanimously by the Commission. The next meeting will be held on Tuesday, October 4th.

Respectfully submitted,

Gail Andreyka  
Clerk

