



**Town of Trumbull
Economic Development Commission Meeting**

5866 Main Street
Trumbull, CT 06611
Thursday, April 19, 2007
7:15 p.m.

CALL TO ORDER: The regular meeting of the Town of Trumbull Economic Development Commission was called to order at 7:25 p.m. by Chairperson Beryl Kaufman.

IN ATTENDANCE: In attendance were the following:

Beryl Kaufman Susan Kohn Karl Mizak Martin Arnold Deborah Cox

ABSENT: Barry Diamond, Jim Abraham, Steve Hodson, Bob Matthews, Jeff Dorfman
No Quorum

MEETING MINUTES:

1. Approval of March Meeting Minutes
 - No Vote due to lack of quorum.
2. Chairperson's Report
 - Beryl Kaufman provided a summary of the Focus Group and Open Forum meetings held by the Trumbull Planning and Zoning Commission in March. The summary is attached.
3. Director's Report
 - Deborah Cox submitted the Director's report for March, 2007.
4. Action Items from Last Month
 - May 1 Business Breakfast : Martin Arnold is providing the press releases for the breakfast and the BIO 2007.
 - Business Showcase Update: Jim Abraham has put together the schedule for manning the booth at the showcase. Jeff Dorfman and Karl Mizak will take care of setting up and breaking down the booth, and each commissioner will share in manning the booths.
5. Other Business
 - No other business reported.

Meeting Adjourned at 8:45 p.m.

Respectfully submitted,
Deborah Evans Cox
Director, Economic Development

**ECONOMIC DEVELOPMENT SUMMARY OF
March, 2007 Planning And Zoning FOCUS GROUPS**

Trumbull Planning & Zoning held focus group meetings on March 23, 2007 to discuss their updating the town's zoning regulations. The focus groups include people from different interest groups such as town boards, developers, real estate professionals, select town staff, and interested citizens. This meeting was in advance of the open meeting on this subject on March 24.

Representing EDC at the focus group meeting were Deborah Cox, Beryl Kauffman, and Bob Matthews. The meeting was led by Mark Branse, a specialized zoning attorney from Glastonbury, who is the project consultant, and Tim Herbst.

The stated purpose of the meeting was to gather initial input from knowledgeable and interested parties as a basis on which to begin their exercise to update the regs.

The major items of discussion that came up in the group were:

* The concept of a preliminary review, which would precede a formal hearing, for major projects. This public meeting would include the applicant (developer), a few P&Z members, key town staff representatives, and a representative from other town commissions(e.g. Wetlands) . This group would review the plan and make suggestions for changes on a problem solving vs. veto basis.

* The concept of an architectural review for major projects was again discussed, and generally supported. It was noted that the EDC had made such a recommendation last year.

* The need to put more definition around design districts that would enable small professional businesses to populate them more easily was generally supported. The thought was to establish better parameters that were less prohibitive, yet keep the design district within its intent. There was also general support for the design district on Main St.—south of the Merritt. There was also a suggestion that Rt. 108(south of the Merritt also be considered for a design district.

* There was much discussion around the need for better retail clusters such as Town Ctr. and the Town Hall area. Mr. Branse introduced the subject of “village districts”—D,Cox to explain the details of this. There was unanimous agreement that more needed to be done in these two areas and that architectural review was key.

* The subject of better development of the Reservoir Ave. area was discussed. Mr. Herbst noted that the wording had been changed to “alternate usage” at the recommendation of EDC. No final closure on this subject.

* The subject of building heights was brought up. Herbst indicated that a study needed to be done on IL3. There was general agreement that this was the best area for expansion. An unsettled question was when to conduct such a study given that we have no demand for it.

Matthews intends to submit a letter from the EDC to Herbst and Branse urging that the concept of a town plan/vision be considered as a framework for developing the regs. He will suggest that the Master Plan be the basis for the framework; however, be expanded as we now see new approaches/opportunities that might best align with the town character and desired outcomes.

Sue Kohn, Jim Abraham, and Deborah Cox will be reviewing the regs for the purpose of proposing recommendations to the EDC and then pose formal recommendations to the Planning and Zoning Commission



Town of Trumbull
Economic Development Director's Report
April 19, 2007 Report to EDC

- Trumbull Center:
 - Some preliminary discussions have begun to determine possible opportunities to enhance Trumbull Center

- Meeting with Mt. Auburn:
 - Bob Matthews and Deborah Cox met with Michael Cain of Mt. Auburn to get ideas about economic strategic plans and downtown projects. The discussion, and subsequent strategic plans sent by Mt. Auburn, triggered some ideas and validated some of our direction. Review and discussion is ongoing.

- Home Depot
 - Requirements for Rails-to-Trails up in the Rte 111 area may cause delays for Home Depot construction. A coordinated effort is being coordinated through Bridgeport Regional Planning, with Trumbull Planning and Zoning, the First Selectman, property owner Peter Dinardo, and Economic Development to help address some of the causes for delay.

- EDC Budget has been reviewed by Town Council Finance Committee.

- Business Retention:
 - Met or spoke with the following businesses:
 - AFLAC
 - Liberty Mutual
 - The Kennedy Center has an employment service for people who are trying to get back into the workforce after some debilitating circumstances. They also have services, such as assembly work, performed by people who are not able or ready to go into full employment status.
 - Fairfield County Bank

- Public Relations and Marketing
 - Thanks to Martin Arnold's Press Release regarding the results of our survey, an excellent article was written by Don Eng in the Trumbull Times.
 - Mr. Arnold has written a Press Release that will be sent on April 23 to Trumbull Times and CT Post regarding Trumbull's participation in the BIO2007 conference in May.
 - Deborah will be attending the BIO 2007 conference and bringing Trumbull Brochures. In addition, she will bring brochures from the Regional Bioscience school as a way of

differentiating us from other towns.

The registration fee for our participation was provided through an outside source.

- Preparing for Business Breakfast
 - Economic Development website has been moved to the Town Website, but we will be able to keep both the original www.trumbulleconomicdevelopment.com address as well as the www.trumbull-ct.com address.
 - Targeted mailing should be conducted in June.
 - Advertising should begin in July after new budget.
- Planning and Zoning
 - Attended Focus Group and Public hearing held by Planning and Zoning and spoke on behalf of EDC. See report from Bob Matthews and Beryl Kaufman for a synopsis of the meetings.
 - Will be working with Dick Eigan on exploring Design District
 - United Illuminating
 - Met with Shelly Saczynski and Garrett Sheehan of United Illuminating. Garrett is our new Economic Development liaison and works for Shelly. U.I. has offered to help supplement the costs of some of our marketing efforts, such as partial payment for reprints of some of our brochures.
 - New Businesses in April:
 - Deborah met Meg Carey of Ideals Incorporate
 - Patriot National Bank opened with a ribbon cutting on March 31st.
 - Keller-Williams - new real estate firm
 - Business/Community Relations:
 - Participated in Junior Achievement with Ray.
 - Consulting with THS for Business/Education Partnership Conference
 - Girl Scouts Day at Trumbull Town Hall
 - Business Breakfast – May 1st
 - Sponsorships are secured
 - Speaker confirmed
 - Upcoming Events:
 - April 27th Business/Education Partnership Conference: 10:30 – 2:00
 - May 1st Trumbull...Open for Business Breakfast at Tashua Knolls
 - May 6-9 Economic Development going to Bio Conference in Boston
 - Business Showcase – May 16th

Respectfully submitted by,

Deborah Evans Cox
Director, Economic Development