



**Town of Trumbull
Economic Development Commission Meeting**

5866 Main Street
Trumbull, CT 06611
Thursday, June 21, 2007
7:15 p.m.

CALL TO ORDER: The regular meeting of the Town of Trumbull Economic Development Commission was called to order at 7:22 p.m. by Chairperson Bob Matthews.

IN ATTENDANCE: In attendance were the following:

Martin Arnold	Jim Abraham	Barry Diamond	Jeff Dorfman
Steve Hodson	Bob Matthews	Deborah Cox	

ABSENT: Beryl Kaufman, Susan Kohn, Karl Mizak

MEETING MINUTES:

1. **Approval of May 17, 2007 Meeting Minutes.**

A **motion** was made by Jim Abraham, and seconded by Jeff Dorfman.

VOTE: A vote to approve the May 17, 2007 meeting minutes was passed unanimously.

2. **Trefoil Project**

Ray Rizio and Phil DiGennaro presented a proposed project plan for a commercial site development located at the corner of Monroe Turnpike and Trefoil Drive. The project application is awaiting the Zoning Board of Appeals hearing scheduled in August. Several points were made and agreed upon in support of the project as follows:

- serves the interest of the town from a long-term as well as short-term basis;
- serves as an appropriate mixed-use development in light of the setting;
- preserves the character and high standards of quality of the town;
- serves the town residents;
- is respectful of the environment;
- anticipates trends in communities;
- is not a burden on the infrastructure of the town;
- offers employment opportunities;
- is good for other Trumbull businesses and their employees;
- increases Trumbull's tax base; and
- brings a sense of pride to those who live and work in the town

Soundview will make an effort to present the project design to various business groups in town, including the Trumbull's Own Chamber of Commerce, the BRBC Trumbull Chamber of Commerce, and the Rotary Club, for the purpose of gaining additional support from businesses in the community.

A **Motion** was made for the Economic Development Commission to support the Trefoil project made by Jim Abraham, seconded by Barry Diamond.

VOTE: A vote to support the project was passed unanimously.

3. **Director's Report**

- Deborah Cox submitted the Director's report for May, 2007. See Attachment.

4. **Zoning Regulations Review:**

Bob Matthews presented a drafted document that represents work that was done by Susan Kohn and Bob Matthews in reviewing the existing Planning and Zoning regulations and summarizing EDC's input and suggestions to P&Z as they go forward in rewriting their new regulations. Below are the areas that represent the seven major interest areas identified by Economic Development and were discussed within the document:

- i. Design Districts
- ii. Restaurants and Leisure Centers
- iii. Medical Facilities
- iv. Building Heights
- v. Mixed Usage Designations
- vi. Architectural Review Processes
- vii. Home Based Businesses

A **Motion** was made by Martin Arnold for the Economic Development Commission to approve items 1 through 6 of the document with changes as agreed upon during the meeting and the motion was seconded by Jim Abraham.

VOTE: A vote to accept items 1 through 6 of the document with agreed changes was passed unanimously.

It should be noted that the seventh item, Home Based Businesses Regulations, was not yet ready to be submitted for review, and will be presented to the EDC in a subsequent forum.

5. **Other Sources of Revenue**

This was an action item from the previous meeting but due to scheduling challenges, Steve Hodson will continue pursuing this item in subsequent months.

6. **Waste Removal/Energy generation opportunity.**

On behalf of Global Energy Solutions, Barry Diamond and Jeff Dorfman made a presentation to the region's Mayors and Public Works directors on an opportunity to explore the creation of alternative renewable bio-fuels. Nineteen towns are contractually tied to trash removal costs. The proposed opportunity suggests the potential to take the towns' garbage and use it for electricity and removal of trash. The potential benefit for these towns' residents is lower taxes. The potential benefits benefit to each of the towns is a cost savings on trash removal as well as revenue sharing for electricity generation that is expected to pay

for itself in approximately 29 months. The next step is for Global Energy Solutions to present a formal proposal during the week of July 8th.

New Business:

- Our July meeting will include a discussion on how to involve businesses with the community for next meeting.
- Deborah Cox will look for ways to include announcements of new businesses to Trumbull, such as on the scroll bar on Channel 17, add to the website, and perhaps as a newsletter.

Meeting Adjourned at 10:30 p.m.

Next Meeting – July 19, 2007

Respectfully submitted,

Deborah Evans Cox
Director, Economic Development

Attachments

ATTACHMENT I



Town of Trumbull Economic Development Director's Report as of June 21, 2007

- New Businesses & Expansions
 - CooperSurgical expansion for 40,000 sf building was approved by ZBA in June
 - M Cubed is expected to move into New Boston's 35 Corporate Drive building with 6,000 square feet
 - Santa's Best will be moving into New Boston's 204 Spring Hill
 - Interlude looking to expand

- Prospects:
 - Trefoil/Monroe Turnpike expansion is pending ZBA approval in August. This mixed use project includes Assisted Living, Restaurant, Bank, expansion of Interlude building, and Condos
 - Additional restaurants are considering Trumbull
 - R&D company is looking at Trumbull as a possible site for expansion

- Realtor Visits
 - R. Baldwin and D. Cox are visiting four to five real estate agencies in town to invite their groups' feedback on Trumbull's competitive advantages and disadvantages. A synopsis of the feedback will be available some time in August.

- Planning and Zoning Regulations
 - A draft of the new P&Z regulations will be completed at the end of this month. The EDC will provide suggestions regarding the following areas:
 - Recommended design district on Main Street between the mall and the Bridgeport line
 - More flexibility in heights of buildings in the IL3 zone.
 - Lift restrictions on the number of restaurants allowed within a 1,500 feet of one another
 - Allow more flexibility for home offices.
 - Create a regulation that allows for "mixed use."
 - Provide for village district concept in areas such as close to town hall

- Review parking space requirement
- Allow more flexibility in medical office space
- Economic Development is working on a Strategic Plan, which will be due as a draft at the end of July
- Updates:
 - State funding being pursued to help facilitate enhancing Trumbull Center and IL3 Zone Corporate Park. CT Budget will need to be approved before funding can be applied for. In addition, both areas need a design in place so that a project can be proposed for grant funding.

Respectfully submitted by,

Deborah Evans Cox
Director, Economic Development
Town of Trumbull, Connecticut

ATTACHMENT II

DRAFT ZONING REGS INPUT

Trumbull's Economic Development Commission has been asked to provide input to Trumbull's P&Z Commission's process of revising the town's zoning regulations. The key area of the present zoning regulations that covers commercial, retail, and industrial use is Article II; however, Articles VII and VIII also have implications for economic development interests.

The Trumbull EDC has chosen to provide its thoughts and recommendations by subject areas, versus line item analysis of the present regulations. The identified areas of concern (in no priority order) to the EDC are as follows:

1. Design Districts
2. Restaurants and Leisure Centers
3. Medical Facilities
4. Building Heights
5. Mixed Usage Designations
6. Architectural Review Processes
7. Home Based Businesses

Further elaboration on each of these categories follows.

1. DESIGN DISTRICTS

SITUATION

- Housing on certain major roadways may no longer be good residential locations
- Certain business/professional activities now seeking small office locations
- Strengthening of the existing Design District, plus possible creation of new Districts, could enhance property values in these areas, improve the appearance of entrances into town, and also provide resources for local services

PRESENT ZONING REGS

- Covered in Article II, Sec. 1F -- single district on White Plains Rd.

- Condition 2e stipulates that there be only one business activity per dwelling, plus no more than two “like” businesses in same district (e.g. Attorneys)
- Signage for said businesses is restricted to less than one half sq. foot

EDC RECOMMENDATION

- Establish an updated “Design District” definition
- Allow multiple complementary businesses in each dwelling of the district for the purpose of synergy
- Remove restriction of “like” businesses within a district
- Establish signage parameters that allow approved signs of up to 3 sq. feet (readable from road)
- Create a clause allowing for the establishment of future districts subject to P&Z approval.

2. RESTAURANTS/LEISURE CENTERS

SITUATION

- Currently shortage of full service restaurants within Trumbull – rated as top need in recent community wide survey
- Survey also indicated that residents want multiple dining options, seasonal outdoor dining, coffee shops, and leisure activity centers which would support a more pedestrian life style.

PRESENT ZONING REGS

- Various clauses prohibit the establishment of general public restaurants in Office Parks and IL zones
- Article II, Sec.2C6 restricts outdoor dining permits to one year
- Article VII, Sec. 4 prohibits sale of alcoholic beverages (such as required in full service restaurant) if within 1000 foot proximity of another

EDC RECOMMENDATION

- Remove 1000 foot proximity prohibition for BC and IL zones, excluding IL3 areas

- Redefine Article VII, Sec.4.1 (Shopping Centers) to allow for dining and leisure clusters
- Remove prohibition of general public restaurants for full service restaurants in designated IL and Office Park Zones, excluding IL3
- Create language that allows for outdoor dining in designated areas. Extend permits beyond one year to allow for better business planning

3. MEDICAL FACILITY UTILIZATION

SITUATION

- Medical industry is fastest growth segment in American business
- Required resources range from medical offices to labs and diagnostic imaging centers, to living facilities for elderly
- These activities provide services, job creation, and significant tax revenues
- At same time, growth of commercial office space has slowed due to consolidations, technology, and utilization of alternative office space

PRESENT ZONING REGS

- Article II refers to utilizing commercial buildings for medical usage only when excess capacity
- Other language (p.39) suggests that medical buildings must be at least 50% occupied by traditional medical activities
- Article VIII, Sec. 3 states that Assisted Living Facilities can only exist in residential zones
- Wording in all areas re medical utilization is not aligned with current environment

EDC RECOMMENDATION

- Eliminate wording that restricts medical utilization only if excess capacity. Also eliminate requirement that medical buildings have minimum 50% medical utilization
- Allow for development of Assisted living Facilities in both residential and designated IL and BC zones.
- Utilize Intl. Traffic Engineering Book of Parking & Transportation for contemporary parking requirements

4. COMMERCIAL BUILDING HEIGHTS

SITUATION

- Opportunities for significant development investment in Trumbull based facilities may not compare favorably with neighboring towns
- Existing companies in Trumbull have limited space in which to expand

PRESENT ZONING REGS

- Article II, Sec. 3.1F6 stipulates that office buildings shall not exceed 3 stories in IL zones (4 stories at intersection of major highways)
- Maximum height of buildings in Commercial zones is 35 feet

EDC RECOMMENDATION

- Expand height maximums to six stories in IL3
- Develop wording that might allow for maximum of four stories in other IL zones and BC zones dependent upon topographical review and subject P&Z approval
- Both recommendations are made with assumption of establishment of future architectural review process

5. ARCHITECTURAL REVIEWS

SITUATION

- Present commercial zoning reviews constantly have references to maintaining the character of the town. In fact, many projects have been allowed, both commercial and residential, that have no specific characteristics common to town character
- There are no established parameters for design of buildings or grounds for various projects – each is dealt with separately with different thoughts and biases
- The responsibility for maintaining an architectural oversight for the town rests with no existing group

EDC RECOMMENDATION

- Create an architectural review group to provide input to P&Z during project considerations.

- Develop overall parameters for buildings, landscaping, etc. that allows for developers to present plans against a model
- Institutionalize this process as requirement for new development, as well as renovations, for Town of Trumbull

6. MIXED USAGE DEVELOPMENT

SITUATION

- There is a growing trend throughout the region and country to recreate small downtowns or mixed residential and commercial/retail development within certain areas
- Developers are viewing this type of development as both an alternative to the slowing commercial office market as well as meeting the desires of a growing population.
- Trumbull presently does not have any areas developed or designated for this use, and no experience in how to formulate these lifestyle areas.

PRESENT ZONING REGS

- There is no coverage of this concept in present regs. Some clause in present regs would prohibit such projects – such as mixture of retail and residential

EDC RECOMMENDATION

- Develop mixed usage language in new regs – use other communities as model. Provide flexibility in language to allow for differing models, subject to P&Z approval.
- Incorporate village district concept into this new section
- In concert with EDC and other commissions, explore target areas within existing BC and IL zones for application of this new concept

7. HOME BASED BUSINESSES

(To be completed)

