Town of Trumbull
Economic Development Commission Meeting
Long Hill Room
5866 Main Street
Trumbull, CT 06611
May 19, 2011 7:15 pm

1 Approval of April Meeting Minutes
2 Public Hearing for Application for Community Block Grant Program $300,000 under Public Facilities
3 Director's Report
4 Town Charter Recommendations
5 Planning and Zoning Update – Plan of Development and Conservation
6 Marketing Update
6 Other Business

TOWN OF TRUMBULL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Town of Trumbull will conduct a public hearing by the Economic Development Commission on Thursday, May 19, 2011 at 7:15 p.m. at the Town Hall, 5866 Main Street, in the Long Hill Conference Room, to discuss the Fiscal Year 2011 Community Block Grant Program and to solicit citizen input.

Maximum award limits include a total of $750,000 per Fiscal Year for Public Facilities, $700,000 per Fiscal Year for Public Housing Modernization, $500,000 per Fiscal Year for Infrastructure and $300,000 per Fiscal Year for Housing Rehabilitation Program.

Major activity categories are Housing – New Construction, Housing – Acquisition, Housing – Rehabilitation, Community Facilities / Public Services, and Economic Development. Projects funded with CDBG allocations must carry out at least one of three National Objectives, as follows: benefit to low- and moderate-income persons, elimination of slums and blight, or meeting urgent community development needs.

The Town of Trumbull anticipates applying for $300,000 under the Public Facilities category for handicap accessibility installations for the regional Probate Court housed in Town Hall.

The purpose of the public hearing will be to give citizens an opportunity to make their comments known on the program. If you are unable to attend the public hearing, you may direct written comments to the Town of Trumbull, Office of the First Selectman, 5866 Main Street, Trumbull, CT 06611. In addition, information may be obtained at the above address between the hours of 9:00 a.m. and 4:30 p.m. on weekdays.

The Town of Trumbull promotes fair housing and makes all programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.

Dated at Trumbull, CT this 4th day of May 2011.

April 27, 2011

Attorney Carl Massaro
Chairman, Trumbull Town Council
5866 Main Street
Trumbull, CT 06611

Dear Chairman Massaro,

We have reviewed the proposed changes to the Town Charter, and I appreciate the work the Town Charter Committee has expended over the last several months in this effort. I understand that this is still a draft, and at this time, I would like to provide some feedback and suggestions regarding references to Economic and Community Development. My comments are intended to improve consistency and clarity, as well as protect the integrity of the various boards and commissions.

First, to avoid confusion, we would like to suggest that references to Economic and Community Development be more consistently worded. Specifically, the proposed Sections 10 and 16 make reference to "Economic and Community Development, "Economic Development Commission" and "Development Commission." As has been done in the Connecticut State Statutes, the references should uniformly be referenced as the "Department of Economic and Community Development," and the "Economic and Community Development Commission."

Second, the proposed wording in the "Electoral Process" Section states, *"A person holding an elective office or appointive office shall not hold any other elective or appointive office in the Town provided, however, that members of the Planning and Zoning Commission may serve on the Development Commission.*" We embrace this concept. However, in order to protect the integrity of both commissions, I would suggest that wording be added to this section in order to limit the number of Planning and Zoning Commissioners to one (1), or no more than two (2) serving on the Economic and Community Development Commission.

On behalf of the Economic Development Commission, I appreciate the intent and spirit of the proposed changes, and hope you will favorably consider the minor, but important changes outlined above.

Sincerely,

James Abraham
Chairman
Economic Development Commission
Town of Trumbull

From: Bill Levin
Sent: Tuesday, May 10, 2011 11:40 AM
Cc:
Subject: Plan of Conservation and Development
Interested parties:

The Trumbull Plan for Conservation and Development is a general plan document adopted in October 2006 to guide policy and land use decisions in Trumbull. This document describes existing conditions and articulates planning, land use, housing and zoning goals and objectives for the Town.

The existing language in this document pertaining to commercial and industrial development is limited and mostly describes existing conditions. The Town Selectman has suggested that the commercial and industrial sections of this document be expanded to more proactively articulate a vision for development and redevelopment of commercial and industrial development in the Town. In response, staff has prepared a first draft proposal for expanding this language.

One focus in the proposed language is to encourage more mixed use development (incorporating office, hotel, retail and residential uses in some cases) and greater pedestrian orientation in the larger commercial areas in town. If the revised language were to be adopted, at some future time the zoning designations and regulations pertaining to commercial and industrial areas should also be revised to better reflect the revised goals and objectives of this planning document--for example to allow mixed use in areas where only commercial use is allowed at the present time.

It should be kept in mind that even if new plan language and zoning regulations are adopted, there will be no legal requirement for the owners of existing commercial or industrial property to implement changes in land use recommended in the Plan and permitted by zoning. Properties can be maintained with the current uses for an indefinite period of time. The intent is that if a property owner chooses to undertake a significant redevelopment in the future that land use policy and zoning implementation tools be in place to accommodate a long term vision for the Town.

This is for discussion purposes only at this point. Prior to adopting any language changes, worshops and hearings will be scheduled at Planning and Zoning Commission and the language will also be reviewed by and discussed with the Economic Development Commission. A workshop on this matter may be scheduled at the June 15, 2011 Planning and Zoning meeting but has not yet been set.

This language has been previously reviewed by Planning and Zoning Commission Chairman Chory. Chairman Chory indicated that he does not support some of the proposed language pertaining to the Town Hall commercial area and prefers to see the Stop and Shop Plaza remain the way it appears today. That language, which is included here for discussion purposes, is shown in blue.

The individuals receiving this message include members of the Planning and Zoning Commission, commercial and industrial property owners, and other consultants and individuals who have expressed interest in this sort of discussion in the past. You are welcome to forward this to others who you may believe would also be interested.

Please contact me by e-mail or by phone at 203-452-5047 if you would like to discuss this on the phone or set up an appointment for an informal meeting to discuss. --Bill Levin, Town Planner

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From Trumbull Plan of Conservation and Development

Page 28 Section 6.1 COMMERCIAL DEVELOPMENT

------The commercial areas described below are shown on Figure 6.1

(1) *Trumbull Shopping Park/Westfield Shopping Mall*

Located south of the Merritt Parkway in the southwestern part of the Town, Trumbull Shopping Park/Westfield Shopping Mall is the largest commercial area in the Town and the region's premier shopping mall with over 150 stores.

In 2010-2011 the mall was significantly upgraded with new entrances, signage, exterior and interior materials and architecture, a new food court and several new and upgraded stores.

The owner of the property ~~is currently planning~~ eventually hopes to expand the mall to the east and north and has purchased and demolished the residential properties on Whalburn Avenue and Stuart Place in order to accommodate this expansion. The owners are encouraged to be innovative in their expansion plans and consider creating a more outwardly focused commercial/business center with pedestrian connections to the surrounding neighborhood. A mix of uses should be considered on some portions of this key property including office, hotel and multi-family residential uses to create a

true walkable urban village. Gradually replacing portions of the surface parking lots with structured or underground parking would create more land available for retail, office and residential uses.

The portion of Main Street close to the mall has been placed in a Professional Office Overlay Zone. Reuse of some of these homes as professional office is an option for homeowners. Pedestrian connections should be developed and enhanced between the mall and Main Street including sidewalks, crosswalks, benches and other street furniture. Traffic signal changes may be necessary in this area to facilitate efficient traffic flow and safety for residents and pedestrians.

(2) *Town Hall Plaza*

Located on Main and Quality Streets, Town Hall Plaza includes a supermarket, restaurant, bank and other services.

Town Hall Plaza is actually one component of a key activity center in Trumbull that also includes two Town Hall buildings, the Town Library, Town Hall Park, a Professional Office Overlay Zone across from Town Hall on the north side of Church Hill Road and a small commercial center on the west side of Main Street across from Town Hall. Expansion of this small commercial center to the south, directly west of Town Hall should be encouraged.

The Town Hall Plaza/Town Hall area should be enhanced with pedestrian amenities such as a better and more interconnected sidewalk system, benches or tables and improved lighting to make this a more inviting and pedestrian friendly civic and commercial center for the town.

If redevelopment occurs at Town Hall Plaza in the future, the commercial center should be redesigned to better connect and integrate the commercial uses with the civic center across the street. Sidewalks, crosswalks and street furniture can be used to connect these two public use areas. Reorienting the businesses to front Quality Street with parking behind the stores to the south could create a traditional town center in this area. A modest expansion of this plaza should be encouraged to increase the variety of retail and commercial uses. Underground or structured parking behind the stores to the south should be encouraged.

(3) *Trumbull Center*

Located on both sides of White Plains Road, Trumbull Center includes a supermarket, an assortment of office buildings, small businesses, medical offices and retail uses.

During 2010 and 2011 the appearance of parts of Trumbull Center was improved with colonial style façade improvements. In addition, sidewalk, lighting and landscaping improvements were undertaken by the Town to upgrade the appearance of this area.

Despite the recent upgrades, much more could be done to enhance Trumbull Center and increase its viability as a commercial center and town center for Trumbull. Buildings on the eastern edge of the shopping area could be reoriented to take advantage of the river. A walkway along the river should be encouraged with benches and other pedestrian friendly outdoor furniture. A realignment of the buildings in this area to create a pedestrian orientation with shops and other commercial uses fronting streets and parking located to the rear in lots, structures or underground would be beneficial in creating a viable town center in this area

A mix of uses in this "town center" including multi-family residential on upper floors with office and retail uses on ground floors should be considered and encouraged. Sidewalks and pedestrian crossings should connect different parts of Trumbull Center to encourage walking and strolling. Signalization changes should be considered to further enhance the pedestrian experience and make it easier to cross White Plains Road from the east to west portions of Trumbull Center. Signage should be unified to help tie the area together.

Rezoning of some properties south of Trumbull Center may be necessary in the future after the existing commercial area becomes more fully and efficiently utilized

(5) Route 111 and Route 125 north of the Route 111/Route 25 Interchange

This is the Town's last mostly undeveloped commercial area. It contains some professional offices, a new Home Depot and a few automotive uses but is currently underutilized. Due to distance from established residential areas and road capacity, this is one of few areas in the Town that is an appropriate for larger scale commercial uses.

The existing zoning in this area is a confusing mix of industrial, commercial and residential. Rezoning portions of this area is recommended to create a more logical land use pattern with commercial development encouraged along the major highways with industrial uses in business parks north and south of Monroe Turnpike.

(6) *Long Hill Green*

This small neighborhood commercial area includes professional office, retail and restaurant uses. In 2010 this area was rezoned to a new mixed use (commercial/residential zone to foster development of a pedestrian oriented village that could serve a model for possible future development of other commercial areas in Trumbull. Retail and office uses on ground floor with limited residential to the rear and on upper floors is encouraged by the new zoning regulations. In addition, public-private partnerships to construct sidewalk extensions, cross walk enhancements, street furniture lighting and landscaping are being encouraged in this area.

Page 29. Section 6.2 INDUSTRIAL DEVELOPMENT

--------- The zoning regulations also permit office buildings in an integrated park setting with appropriate green space, landscaping and other amenities within the I-L zones, subject to special permit approval by the Planning and Zoning Commission.

Demand for industrial space has been slack for a number of years. Therefore, the Town needs to adopt policies and implement strategies to assure that the industrial park areas remain well maintained and that the buildings be occupied to the extent possible. In recent years, a number of recreational and private occupational educational uses have located in the industrial parks in Trumbull.

Additional uses including medical and R&D facilities should be encouraged to locate in the industrial areas that will complement the existing uses and enhance the appearance and vitality of these areas. The zoning regulations should be modified to allow more flexibility in allowed uses.

(C) Reservoir Avenue/Oakview Drive/Lindeman Drive

Located on both sides of Reservoir Avenue south of the Merritt Parkway, this area contains office buildings, ~~and many~~ light industrial uses, recreational uses and private occupational educational uses. Portions of this area have a high vacancy rate and a

a somewhat unkempt appearance. This should be addressed by a more aggressive zoning enforcement program to address poorly maintained properties, illegal signs and other zoning and blight violations.

Conversion of some of the vacant and underutilized properties in this area to medical and R&D uses should be encouraged. In addition some other uses that are compatible with the existing industrial and business park uses but not currently allowed by existing uses should be sought and encouraged. This could be facilitated by modifying zoning regulations to allow a wider range of uses in the area