

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
February 5, 2019 - 7:15 p.m.
Trumbull Town Hall

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Commissioners: Beryl Kaufman, Evelyn Zamary, Shelby LeVino, Eve McGrath

Not Present: Commissioners Michael Iaccarino, Eric Michel, Mark Smith

Public: Jeff Fioto, Milly Iacono

Chairman Sather called the meeting to order at 7:15 p.m. and made a motion to approve the December 11th meeting minutes. Ms. Kaufman accepted the motion, seconded by Mr. LeVino and they were unanimously approved by the Commission. The January 8, 2019 meeting notes were reviewed and since there was no quorum, the notes did not require approval.

Director's Report

Planning Update

Ms. Bakalar informed that Business In Focus magazine which is circulated throughout North America, featured an article about different types of business growth in Trumbull. Kathy Champion, our volunteer Communications Director, submitted pictures for the article.

Business Update

The Barbershop – moved into the former Uncle Louie G's space at Long Hill Green.

Central Communications – a Norwalk call center company, leased space at 2 Trefoil Drive (3,000 sq. ft.).

Corporate Visits – The First Selectman and Ms. Bakalar will be meeting with Henkel on 2/28 and will tour both buildings. Another tour of Unilever is also planned.

Trumbull Mall – On 2/21, a marketing meeting is planned with Ms. Bakalar, Kathy Champion, our volunteer Communications Director, and mall staff. Ms. Bakalar added that they had previously met with senior staff in January and noted that the mall is committed to a high level of promotion this year.

Industrial Zone (by Planet Fitness) – Stantec will be presenting a draft plan at the February/March P&Z meeting.

CES (Cooperative Educational Services) – will be renting additional sq. footage at

7 Cambridge Drive and DaVita Dialysis will also be a tenant. Currently, second floor space is available.

Restaurant Week - Ms. Bakalar and Ms. McGrath had a conference call with Mark Barnhart of Fairfield to exchange ideas about restaurant week and Ms. Bakalar will be meeting with Stratford staff tomorrow. A committee meeting is scheduled for February 26th.

Community Development Update

Ms. Bakalar defined community development as housing diversity and scaled housing development.

48 Monroe Turnpike Proposal

Ms. Bakalar updated the Commission on the proposal for 48 Monroe Turnpike to develop an active adult, independent living, assisted living and memory care facility in the former United Healthcare building. Ms. Bakalar informed that Mr. LeVino presented a letter of support from ECDC to the P&Z Commission. The initial application was for a text amendment and zone change that cleared with a vote of 4-1. Two appeals were filed. Chairman Sather asked questions about how long the project could be held up and noted this was a very unfortunate situation.

Planning

Long Hill Green & Village District Community Update Meeting - There will be a meeting on February 13th from 6:30-8:30 p.m. at the BOE Administrative building on 6254 Main Street. There are 5 improvements in the design phase that will be going to construction and we will update the community. They will identify the 5 improvements, where they are in the design phase and how close are they to construction. Ms. Bakalar encouraged the Commission to attend.

Moorefield Farms – (6 acre residential site) Chairman Sather asked Ms. Bakalar to explain the Moorefield application. Ms. Bakalar noted the developer proposes to build 14 single family, age restricted homes on a cul de sac. Current zoning regulations would need to be adjusted to accommodate the 14 homes. There is a text amendment application in P&Z and also a Wetlands application.

Grant Update

Stern Village – We worked with Stern Village and were awarded two grants (2016) for new heat pumps and (2018) for windows which is currently going out to bid. We are working on a 2019 grant with Harriet Polansky, Executive Director, for funding for heat pumps and air circulation improvements to the congregate building (apartment style housing). This will be the CDBG (Small Cities Grant) submission for 2019. Ms. Polansky has also secured additional funding.

Ms. Kaufman commented she was pleased to see work being started for the medical building on lower Main Street that had been under appeal and was settled.

Ms. Bakalar informed she submitted a grant application for LOTCIP for a light out in front of Chips and also to redirect the trail to ensure safe crossing. In response, we received a list of technical questions from DOT and the responses have been drafted. DOT requested we hold a separate community meeting on this project early in the design phase which will be held at the BOE building in a few months.

Bike Lane - Mr. LeVino commented he was pleased a 5' wide bike lane in both directions is being planned for Moose Hill Road.

Opportunity for Community Input

Mr. Fioto asked if a golf course was being planned for Indian Ledge. Ms. Bakalar will check with Dimitri Paris, Superintendent of Parks and advise.

Ms. Iacono requested a brief update for CVS and Starbucks. Ms. Bakalar stated both were approved for a drive thru with a projection date of fall 2019. An additional 2,000-4,000 sq. ft. is still available to lease. Ms. Kaufman added that Starbucks will be coming to Stop & Shop and they are hiring.

Chairman Sather stated we welcome suggestions for new members since we currently have 1-2 vacancies. Ms. Bakalar stated three resumes are being considered.

There being no further business or community input, Chairman Sather requested a motion to adjourn at 8:30 p.m., accepted by Mr. LeVino, seconded by Ms. McGrath and voted in favor unanimously by the Commission. The next meeting will be held on March 5, 2019 in the Long Hill Room.

Respectfully submitted,

Gail Andreyka
ECDC Clerk

cc: Rob Librandi, Doug Wenz