Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
May 6th, 2015 7:15 p.m.
Trumbull Town Hall

Chairman: Ralph Sather

Commissioners: Evelyn Zamary, Jack Berg, Beryl Kaufman, Scott Zimov

Staff: Economic and Community Development Director Jamie Bratt

Chairman Sather called the meeting to order at 7:17 pm. and made a motion to approve the March 4th meeting minutes since there was no quorum in April. The motion was seconded by Mr. Zimov and unanimously approved by the commission.

Ms. Bratt, newly appointed Director of Economic and Community Development, shared with the Commission her qualifications, professional experience and education. The Commissioners in turn introduced themselves, also giving Ms. Bratt a brief summary of their accomplishments.

Ms. Bratt then prioritized the following agenda in terms of public interest:

511 White Plains Road has been purchased by Christian Heritage School who plans to restore the home in its original form and possibly construct a small building on their campus.

Paving - Strobel and Chestnut Hill Roads are being paved. Chestnut Hill is in a redesign phase which will take approximately one year especially since the intersection between Main and Chestnut Hill is so difficult.

Long Hill Green – Ms. Bratt foresees the vision for Long Hill Green as a key retail and amenities center and noted that Long Hill Green currently has generated over 3 million dollars in private investment commitments within the past four years (Berkshire Hathaway, Long Hill Marketplace and the redevelopment of Luigi's property.) She would like to see it refaced via public dollars and evolve into a more programmable space. Ms. Bratt indicated that the Conservation Committee submitted a $200,000 grant and if awarded, would facilitate landscaping and permeable paving. A modest addition behind the existing Luigi's building has also been approved as well as a pad site close to Whitney Avenue (not being built this year) and the construction of (8) second story, 1 bedroom apartments. Luigi's and Franco Gianni's will continue to remain food use venues and will also be refaced. Ms. Bratt assured the commission that the Long Hill Green and the Luigi property would mesh aesthetically to project a country village look. Chairman Sather upheld that the Commission has always been eager to promote a mixed use showcase for the town and Ms. Bratt also noted the important connection between landscaping and community development.

InSports (former Sports Zone – Trefoil Drive) – InSports is under new ownership but parking has become an issue. Ms. Bratt is working with the state to grant a small easement over state property so InSports could build a lower parking lot. An additional advantage of the easement would be the creation of a trailhead during the summer months to the Pequonnock River Valley.

5218 Main Street - Corner of Main & Edison is under construction again and owners will need to submit an application to P&Z if they wish to convert usage from real estate to law offices since it is located in a residential zone.

147 Daniels Farm Road - The application to construct 14 single family homes is not active at this time. It initially was submitted to Wetlands for approval but has gone no further and has received a strong opposition from the large neighborhood base.

NAA Grant Application - The Town of Trumbull is acting as a portal for this grant application for the Trumbull Nature & Arts Center and for St. Vincents.

8-24 Application - Although the Town of Trumbull owns the land, it must go before Planning & Zoning and also the Town Council for permission to install an antenna for cell services near Beach's Park. This application is critical to public safety and will address the gap in coverage in Trumbull Center and generate revenue for the town.

Ribbon Cuttings/New Tenants

Mathnasium has opened and Dunkin Donuts has reopened in Trumbull Center.
The O-Bar Restaurant had an interior makeover.
Crown Pizza (formerly the old Marty Kane's) is scheduled to open in June.
Denali will be opening in Westfield Mall
Strong Start Early Education Center cut their ribbon on Quarry road 2 weeks ago.

Shovels in the Ground

4244 Madison Avenue is 75% leased (SBC, Pure Poetry, 99 Bottles and bagel/bakery)

6128 Main Street - Long Hill Marketplace is 100% leased per developer Mike Cerretta. The expected completion is October 2015 and will include the following venues: quick serve restaurant, liquor store and pizza place. Commissioner Berg questioned how many liquor stores are allowed in Trumbull and Ms. Bratt advised that the state regulation permits one license for every 2500 people. Trumbull is allowed up to 14 licenses with currently 4 in place and 3 pending.

35 Nutmeg Drive Redevelopment (R.D. Scinto) This project encompassed the repositioning of an enormous building which was split in two. 35 Nutmeg is 70% committed and completion is expected August 2015 with Gartner as the lead tenant. Ms. Bratt noted that this type of redesign is an example of a growing trend by which a larger building is vacated by one tenant and then repositioned into smaller spaces.

5520 Park Avenue - Bridgeport Hospital/Yale NHH (Sound Development Group) - 100% committed and expected completion is 2016

The Oxford Health building (for sale) Marketing research suggested this is a great location for an indoor/outlet mall but some developers don't think it realistic. The office building will most likely be razed since the value lies in the parking deck which increases density of the site.

Ms. Bratt expressed concern regarding Lindenman & Oakview Drive in regards to the lack of traffic and of not being a great infrastructure to reposition for retail. They are the most challenged in terms of finding a new purpose.

GBBR Headquarters on White Plains Road is under construction with an expected completion this November.

Entitlements/Permitting/Coming up Next

123 Monroe Turnpike (10,000 sq. ft. office retail mix)
10 Broadway Road - Village at Long Hill Green - retail & apartments
95 Corporate Drive Expansion - Cooper Surgical - expanding their existing headquarters and also building a new shipping facility
1137 Daniels Farm Road - approved for 37 bed seminary
171 Spring Hill Road (Millo Bertini) - expansion on rear of existing industrial property (specialty sandblasting & parts manufacturing)

On the Market/Vacated

55 Merritt Blvd. (formerly Unilever space) - concept to convert to multi-tenant space
48 Monroe Turnpike - (formerly United Healthcare) - concept to convert to retail?
Peoples Bank Branch (Joe Voll) - Madison Avenue - will close May 15th - will be sublet
7220 main St. - Old Read's Warehouse - Long-Term vacant - may seek upzoning?

The 2015 Business Appreciation Breakfast will be held on June 4th from 7:30-9:00 am. Chairman Sather suggested that Joe Carbone, of national stature, be featured as the keynote speaker. Mr. Zimov seconded the motion and the Commission unanimously approved. Mr. Carbone, who has been featured on “60 Minutes”, will speak about the concept of the evolving work force on a national and regional level and will then highlight why Trumbull is uniquely suited for the work force and companies of the future. The breakfast will be held at the Trumbull Marriott with an anticipated turnout of 100-150 attendees. Evelyn Zamary confirmed arrangements for the room and menu are in place and she will forward the contract to Ms. Bratt. Jack Berg will work on Mr. Carbone on the mailing list. The Commission will not only reach out to Trumbull businesses but also anyone who "touches" these businesses, in effect - bankers, realtors, etc. via two waves of electronic communication. Invites will be sent no later than May 13th followed by a second outreach on May 27th with telephone follow-up. Senior Town Staff, P& Z, and the Chief of Police will also receive personal invitations. A complimentary gift of either a shoe buffer or small flashlight stamped "Trumbull - Working for You" will be offered to attendees. Ms. Bratt also advised that a running slide show of recent developments be shown during networking time.

Mr. Sather then addressed the topic of the upcoming Electronic Newsletter by opening the floor to suggestions for a topic and date. Ms. Bratt recommended the GBBR headquarters and May 20th as a send date. She proposed they should also include a photo and a quote from Bob. Ms. Bratt advocated that the newsletter could be further publicized by displaying the monthly feature on an easel in front of the elevator at the Trumbull Town Hall, an announcement in the lobby at the library and possibly a one on the second floor in the glass cases outside the Town Chambers.

Ms. Bratt then presented the commission with the final copy of the POCD - "Trumbull - Beautifully Connected". She announced that this is the guiding document for the next 10 years regarding land use and economic development. She also indicated that all developers who present to P&Z for zone changes must demonstrate that these changes are in conformity with this plan.

There being no further business, Commissioner Sather made a motion to adjourn the meeting seconded by Mr. Zimov, and carried by unanimous vote. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Gail Andreyka
Administrator/Clerk