Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
June 5, 2018 - 7:15 p.m.
Trumbull Town Hall

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Present: Jackie Galiani, Evelyn Zamary, Beryl Kaufman, Shelby LeVino, Michael Iaccarino

First Selectman: Vicki Tesoro

Not Present: Eric Michel, Christopher Looram, Mark Smith

Chairman Sather called the meeting to order at 7:15 p.m. and made a motion to approve the March 6th minutes. Ms. Kaufman accepted the motion, seconded by Mr. LeVino and they were unanimously approved by the Commission. Since there was no quorum for the May 1st meeting, the notes were reviewed.

Director's Report

Business Update

Code Ninjas (Madison Village) – A ribbon cutting will be held on June 23rd at 10:00 a.m. A press release is being circulated and there will be an open house after the ribbon cutting. Code Ninjas is for ages 8 yrs. to high school. This is their first franchise in CT.

Spectrum (Cable Vision) - Ms. Bakalar advised that she and the First Selectman will be visiting a site where Spectrum is renovating a house for a family in need in Trumbull.

Event Update

BMX Event (Nationals) – Ms. Bakalar will be visiting the track with the First Selectman on June 23rd and a press release is being prepared. Letters were sent to residents within a 1,000' radius of the entrance to Indian Ledge Park. The event will be held on June 22, 23 and 24th and the park will be closed to the public. Trails will needed to be accessed thru other trail points.

Trumbull Day – Will be held in at Trumbull High School on 6/28/, 6/29, 6/30, 7/1 – A carnival, Parade of Champions (6/30) and fireworks are planned (7/1).

The Royce - The First Selectman, Ms. Bakalar and Chief Lombardo toured The Royce last week and Ms. Bakalar encouraged Commission members to arrange for a tour. She

advised that The Royce is under new ownership and they have modernized their amenities, units, landscaping, and the clubhouse. Ms. Bakalar informed that as of May 2018 the lease for all affordable units expired.

Trumbull Corporate Park – Gateway improvements were completed and the grass will be mowed on a regular basis.

Educational Playcare is scheduled to open for the new school year.

Ms. Bakalar stated that a planning study is being undertaken for the Trumbull Corporate Park and an internal kickoff meeting with staff was held last Friday. We will be rolling out the plan to the community and to the stakeholders. Discussions will be held with landowners, businesses and employees for suggestions on how to help make the corporate pack more innovative to attract tenants. She advised that Unilever is pleased with the improvements but has concerns about speeding. Deputy Chief Scinto initiated speed traps as requested and speed tables may be considered in the future.

Merritt Blvd. - is a state road so state encroachment permits are required if we want to do anything with the road. The Police Chief Lombardo has been very supportive.

Planning Update

Long Hill Green Planning Study is almost finalized and hard copies will be distributed upon completion. The study in addition to the POCD will serve as a guide for improvements for any development or improvements in the area. Developer Mike Cerreta worked closely with the town on an improved landscape plan that includes the construction of a stone wall in the front. Revised building materials and colors will be compatible with other development in the Village area, and sidewalks will be installed as a connection within and in the front of Main Street. The Long Hill Commons comprises 24,000 sq. ft. of business/commercial space.

Bridgeport Regional Business Council publishes a bi-annual QR report which is distributed throughout the region. We have 6-7 projects underway that will be featured including renderings. The QR report will be published in June and will also include articles on Economic Development by Ms. Bakalar along with other towns.

There is movement on public improvements ($475,000 – Main Street Innovation Grant) and ($100,000 - 319 Funds thru the CT State Dept. of Energy & Environmental Protection.) This project will include renovating the area in the front area of Amici's and Franco Gianni's where there are currently parking spaces and substituting them with a patio of permeable pavers. They also plan to flip the parking spots directly across the street with the same number of spots to unify the area. We will be going in June for an 8-24 Referral.

The right hand turn lane is designed and was sent for approval to DOT. It is a funded project.

Granite posts from The Green – The Parks Department may reuse the posts. Mr. LeVino suggested a fund raiser. The vision is to build a stone wall in its place.

The next Newsletter is scheduled to go out in June.

We are meeting again with Peralta Design this week. Mr. Iaccarino's draft of "Why Trumbull" had been submitted and Peralta drafted another adaptation with additional information that we wanted to add. We are in the process of determining branding.

Regulation Revision Process – The regulation revision is underway and awaiting a detailed staff review. Commissioner Looram and Chairman Sather are on the Sub-Committee. There are no meetings scheduled in June and staff will meet in July. Public meetings will be planned with final approval anticipated in the Fall.

Area Near Planet Fitness/IL 2 Zone – A full planning study will be undertaken for the area near Reservoir Ave/Lindeman/Oakview and Cambridge Drive. The staff has done background work for our planning consultant and we will be branding that area.

(Oakview) –The former Canon office building site (70,000 sq. ft.) was demolished and the site has undergone environmental remediation.

(101 & 109 Oakview) - There is a proposal for a 55 and older, 130 unit independent non-assisted living facility. The average age is 75. The application is in Inland/Wetlands, and will be presented to ZBA and P&Z in June. The P&Z presentation is scheduled for June 20th.

Henderson Lumber Site – (Formerly owned by Sacred Heart University – 17+ acres) There is a proposal for a 215 unit multi-family housing development. They are just starting the land use process and plans are available for viewing in the P&Z office. It will be luxury housing with amenities and if approved will add close to 1M to the Grand List. They have reached out to the Kennedy Center for potential landscaping services through their program. The planning study will help us to help us transform the area into a neighborhood and a mixed use location.

Trumbull Center – New Businesses

Bianco Rosso – had a soft opening with great reviews.

Storage facility (Quarry Road) - was approved and will break ground soon. It will include an extensive landscaping plan.

965 White Plains Rd. – The property owner is doing the demolition and site preparation. CVS is doing the construction.

Mall Transformation – Ms. Bakalar informed that the mall came in for a zone change to the mall area and for the 7-10 acres directly in front on Main St. Ms. Bakalar stressed that it is not a development proposal at this time. They are asking to create their own "Mall Zone". It a zone to govern the uses that are allowed and the parameters and

regulations of the mall area and the front area near Main Street. They are in the public hearing phase at this time. There is significant opportunity for input and change to the proposed zone in the coming weeks.

Brokers Tour - July 30th at noon, Trumbull Library- There will be a business meeting, an overview of the tour, lunch and then site visits to the following: the Mall, the Trumbull Corporate Park, Trumbull Center, the Reservoir, Lindenman, Oakview Drive area, 48 Monroe Turnpike area and the former Read's Warehouse.

Opportunity for Community Input

There was no community input.

There being no further business or community input, Chairman Sather requested a motion to adjourn at 9:14 p.m., accepted by Ms. Kaufman, seconded by Ms. Galiani and voted in favor unanimously by the Commission. The next meeting will be held on August 7, 2018 in the Long Hill Room.

Respectfully submitted,

Gail Andreyka
Clerk

cc: Rob Librandi, Doug Wenz