

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
August 6, 2019 - 7:15 p.m.
Trumbull Town Hall

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Commissioners: Beryl Kaufman, Evelyn Zamary, Eve McGrath, Shelby LeVino, Jeanne Gibbs, Marshall Marcus

Not Present: Commissioners Eric Michel and Mark Smith

Chairman Sather called the meeting to order at 7:15 p.m. and requested a motion to approve the June 4, 2019 meeting minutes. Commissioner Marcus made the motion, seconded by Commissioner Zamary and the minutes were unanimously approved.

Director's Report

Business Update & Community Development Update

Oakview Drive (Independent Living – 55 plus) - is having a ground breaking ceremony on September 19th and the business community is invited. A luncheon and presentation is planned. Ms. Bakalar advised the Commission to RSVP and let her know if they will be attending.

123 Monroe Turnpike (10,000 sq. ft.) - There will be a ribbon cutting on September 25th at noon. Dr. Firgeleski, the owner and developer, has relocated his business there. Please RSVP to Rina.

Marissa's Project – Work has begun on the ledge to the north of the site and the building will be demolished. There is a letter of intent for a restaurant and the Dunkin Donuts will return. Another business is secured and others are in the works. Ms. Bakalar noted the ground breaking drew a large crowd and was attended by neighbors, surrounding businesses and the Chamber of Commerce.

DOT Meeting - A meeting was held with Joseph Giulietti, Commissioner of the CT Dept. of Transportation and his staff. The First Selectman addressed a number of priority projects including the light at Chips, the redirection of the trail crossing there, improvements on Spring Hill Road and bike lanes heading down to Old Mine Park. The First Selectman designated the need for a light at Chips as an emergency situation since there have been a number of accidents.

Also discussed was the Quality Street and Church Hill Road intersection. The town submitted an application for a light and a safety assessment is planned. Public projects underway at the Long Hill Green were also discussed and the light is in design.

The Public Works and Police Department staff collaborated on a list of maintenance issues that were impairing site lines throughout town which resulted in a lot of cutting to insure safety issues.

Trumbull Center Funding – Ms. Bakalar advised she is working on a draft scope of work that will go out to bid for the boulevard study for Trumbull Center. State DOT will be working closely with the town throughout the process.

David Lehman (Commissioner of the Connecticut Department of Economic and Community Development – will be visiting on September 6th. The state agency oversees a wide range of programs promoting business. We will be introducing Mr. Lehman to Trumbull and discuss the conversion of suburban office parks, village development, walkability, and the transitions affecting our malls and the retail industries.

Medical Buildings - We have 2 medical office buildings under construction (1) at our southern gateway on lower Main St. at the Bridgeport/Trumbull Line (2) 123 Monroe Turnpike. Both facilities were built on vacant land and are net to the grand list.

100 Oakview – The leasing office will open in September and they hope to house their first residents in December or January 2020.

Corner of Reservoir & Lindenman – The Learning Experience Preschool is locating and renovating the building and doing a lot of work to improve the physical appearance of the site. They also just installed the sidewalk connection around the corner. They are due to open in Spring 2020.

Two Commercial Centers – Marissa's is under construction and 965 White Plains Road is moving along.

Hawley Lane Mall – Goldfish Swim School, a new tenant, (approximately 10,000 sq. ft.) will be locating in the back corridor and hope to open early in the New Year.

The President of CT Main St., Patrick McMahon noted at a recent visit, they are using Trumbull and the re-zoning of our mall as an example to other malls throughout Connecticut.

Henderson Lumber Property - To date, they have not closed on the Henderson Lumber property but expect to do so in August.

Commissioner Kaufman commented she was pleased with the two new signs off the Merritt Parkway for the Westfield Mall. Dimitri Paris, Parks Superintendent, is involved with our Adopt A Ramp program. Vazzy's and Ken Martin have also adopted our new branding and Ms. Bakalar complimented the area that was adopted by Make A Wish at Exit 11 (Rt. 8).

Chairman Sather suggested we send residents via email a link to our website so they can receive our Newsletter. Suggestions were offered to use Facebook and Instagram options. Ms. Bakalar will be contacting Bill Chin in IT to discuss.

Right hand turn Lane at Broadway - Traffic is moving through there much better. The Community Connectively Grant will allow us to take the sidewalks all away around the corner to the end of the Marissa's property and sidewalks will be installed all the way around the corner to Broadway.

Long Hill Green Patio/Parking Project - We received 8 construction bids and have a pre-award meeting on Thursday afternoon with our lowest bidder. We will align parking to one side of the Green, install the patios and the permeable pavement and improve the former road green space. Before the end of September, this project will be underway.

Planning Update

Planning Studies- IL3 Zone/Trumbull Corporate Park – There have been a number of meetings with property owners. The tenants and landowners are discussing the creation of an association of businesses.

IL-2 Study (by Planet Fitness) – Ms. Bakalar and Mr. Librandi reviewed the draft and will submit their comments. The study will go back to P&Z for their input and it is nearing completion.

Gary Sorge (Stantec) and Rob Librandi (Town Planner) will meet with Don Poland who is working on the Regulation Revision to make suggestions.

Grant Update

TAP Grant – Trumbull's proposal has made it to the top 3 projects to be considered for an award. The plan is to use the Christian Heritage commuter lot as a trailhead and connect the trail up to Twin Brooks. We will hear about funding in the fall.

Ms. McGrath expressed concerns regarding gas station entrances and exits on White Plains Road which resulted in numerous accidents. Ms. Bakalar will check with Engineering.

Event Update - Restaurant Week

Ms. Bakalar thanked the following team members who are working on Restaurant Week: Community volunteers Cat Lamy, Coreen Ahmad, Mary Isaac (Senior Commission), Harriet Polansky (Stern Village), Julie Heussner, Jeff Bishop (Trumbull Chamber of Commerce), Kathy Champion, Sarah Henderson, high school interns – Erin Racicot and Gabriela Piekarczyk and Eve McGrath (ECDC) who is doing a phenomenal job.

We have secured 20 restaurants and with 6 pending. The website will go live on the 16th and interns are building the content (logo, specials, and link to the website). Ms. McGrath is working on the social media piece and there will be signs, press releases and regional outreach. The library may support restaurant week by displaying a collection of books about restaurants, restaurant critics and may get a speaker to talk about restaurants.

Commissioner McGrath informed the interns will be conducting brief interviews with the restaurants and they will receive extra advertising on social media and the newsletter will feature an article.

The Commission viewed the Restaurant Week logo which incorporates our town font, color and branding.

Business Appreciation Breakfast (Trumbull Marriott) - Our Annual Business Appreciation Breakfast is planned for Friday, October 25th at 8:00 a.m. with seating for 160 attendees.

The ECDC newsletter will feature a Save-The-Date and a formal invitations will be sent out six weeks in advance.

Nominations for Small Business and Corporate Success Awards - Ms. Bakalar distributed a nomination form to the Commission and the voting will take place at our October meeting. It will also be presented on our website as an announcement.

Gas Stations - Commissioner Marcus commented that some of our gas stations seemed to be morphing into smoke shops.

Bakery – Ms. Bakalar noted the ongoing efforts to get a bakery in town. Ms. Gibbs is researching bakery recruitment for the town. Our high school interns are also doing on line research in the area and we are reaching out to the bakeries that may want to expand.

Disaster Recovery Committee

Ms. Bakalar, Chairperson for the Disaster Recovery Committee, advised we need two members from our Commission and asked for volunteers. She advised that the Committee was formed to address significant disasters that would result in an interruption to business, commerce and residents. Volunteers will be liaisons for some of the groundwork to FEMA and disaster funding.

The town is creating a 9 member team (Disaster Recovery Committee) to include: Chairperson – Rina Bakalar, CFO Maria Pires or her deputy, Director of Public Health – Lucienne Bango, Director of Public Works or person designated, Planning & Zoning Rep., the Building Dept. Official and 2 members of ECDC Commission. Ms. Bakalar distributed paperwork that illustrates what would need to be done and will talk about responsibilities and what can transpire. There may be training and materials or mandatory meetings once a year. It will be convened after Labor Day and she will be contacting members via email.

Evelyn Zmary and Marshall Marcus volunteered and Shelby LeVino volunteered as an alternate. Commissioner Marcus suggested bi-lingual assistance.

Sustainable Committee Group – Mr. LeVino

Mr. LeVino stated there was nothing new to report since everyone was away. They will meet again Thursday afternoon. He advised they are seeking a certification in 9 different areas to build resilience and sustainability across the town.

Opportunity for Community Input - None

There being no further business or community input, Chairman Sather requested a motion to adjourn at 8:47 p.m., accepted by Commissioner Marcus seconded by Commissioner Kaufman and voted in favor unanimously by the Commission. The next meeting will be held on September 3, 2019 in the Long Hill Room.

Respectfully submitted,

Gail Andreyka
ECDC Clerk

cc: Rob Librandi, Doug Wenz

