Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
October 3, 2017 - 7:15 p.m.
Trumbull Town Hall

Being there was no quorum, these notes are for discussion purposes only.

Director of Economic & Community Development: Rina Bakalar

Chairman: Ralph Sather

Present: Jackie Galiani – Vice Chairman, Evelyn Zamary - Secretary, Shelby LeVino

Not Present: Beryl Kaufman, Eric Michel, Mark Smith, Michael Iaccarino, Christopher Looram

Chairman Sather called the meeting to order at 7:20 p.m. noting that due to lack of a quorum, the approval of the September 5th minutes will be reviewed at the November 8th meeting.

Director's Report

Annual Appreciation Breakfast Update

Ms. Bakalar announced we currently have over 130 RSVP's with a seating capacity of 150. The keynote speaker, Jason Broadwater, will focus on how changes in the economy affect our communities. His book entitled Old Town New World: Main Street And More In The New Economy will be offered for purchase. Ms. Bakalar noted she will be picking Mr. Broadwater up at the airport on Sunday evening and that Mr. Broadwater will be meeting with the First Selectman, Ralph Sather - Economic and Community Development Chairman, David Preusch – P&Z Chairman, Rob Librandi – Land Use Planner and herself for a town overview and dinner discussion on Sunday evening.

Selection of Awardees – Small Business & Corporate Success Award

Two nominations were submitted from the community; City Line Florist for the Small Business Award and Verify Incorporated., which supports the aerospace/defense industry. Ms. Bakalar had two staff nominations - Armando Goncalves/(People's Bank) and Bill Jennings/(Bridgeport Hospital) for the Corporate Success Award.

The Commission voted and selected City Line Florist (Small Business Award) and Bill Jennings/Bridgeport Hospital (Corporate Success Award).

BEI (Business Education Initiative) will also conduct a brief presentation to encourage businesses to get more involved with students.

Business Update

The former Flourishes will reopen as Liv's Gifts in the spring. The new owner, Mona Casella, will be expanding the inventory to include clothing and new gift lines.

Trumbull Center – The Sikorsky Credit Union will be coming to Trumbull Center with an anticipated opening in January.

A restaurateur will be opening a new hotdog and burger business near Giove's Pizza. The concept is similar to a Merritt Canteen or Mr. Mac's. It will have a limited menu and hopes to open in December or January.

The 965 development is moving along and their engineers have been meeting with DOT and working with our Town staff. Ms. Bakalar will follow up with Peter Dinardo on this again next week.

Amazon - Trumbull is working with a team out of Bridgeport and New Haven on the Amazon application. Initially the Dept. of Economic & Community Development requested interested CT communities to submit to a modified proposal as part of the State selection process for their application. The State DECD did not select the Bridgeport/New Haven project and is leaning towards Hartford and/or Stamford. Mayor Ganim and Mayor Harp are still interested in a direct proposal and we are in support of the application process. The application will be submitted in 10-12 days.

Ms. Bakalar commented Amazon is seeking a location where diverse talent wants to be – a location with a strong sense of place and place making. She commented if anyone is interested, they can review the Amazon RFP application. Amazon headquarters will initially encompass 500,000 sq. ft. with an eventual expansion to 8 million sq. ft. and 50,000 employees.

The Mall - Ms. Bakalar and Rob Librandi (Land Use Planner) met with the Mall. It was noted that retail is rapidly changing and if malls are going to survive they will need to adapt. Implementation of a campus type setting, more green space, walkability, outdoor seating, amenities and the incorporation of different uses should be future considerations.

123 Monroe Turnpike – A medical/office facility is beginning site work. The project was approved last year.

Trumbull Corporate Park – An educational, for-profit daycare will be built at the former helipad location. The application is scheduled to be presented to the Police Commission, Wetlands and then Planning & Zoning in the coming weeks.

Quarry Road - A new storage facility will be built at the end of Quarry Road. Commissioner LeVino inquired if the facility would consider trail parking when they

are closed but was advised it is a 24 hour facility. Ms. Bakalar noted that the owner, who has won an award for his positive influence on the Norwalk community, may be interested in supporting the Town's efforts in the area. He can be approached down the line for a discussion.

Madison Village – There are still complaints concerning parking and the owners are looking to acquire a lot next door to add 30 spaces. Since school has opened, there has been an increase in traffic. Neighbors are concerned since parked cars on the side streets are blocking mailboxes and driveways. Police Chief Lombardo and his staff are addressing the issue.

Chairman Sather suggested zone parking and Commissioner LeVino inquired if Sacred Heart has a van option. Ms. Bakalar noted there are parking challenges in general but advised most neighbors are excited about the new businesses.

Planning Update

Ms. Bakalar advised that there will be an open meeting with the Long Hill Green neighbors on October 5th to address their concerns and suggestions and what solutions could be incorporated into the planning process. The meeting will be held at the Board of Ed. Building on 6254 Main Street. The meeting was publicized on Facebook, the town website, the Newsletter and sent to Board & Commission members. Stantec, our consultant, also sent a mailing to residents in the immediate area.

Long Hill Green - We received a letter back from the State in support of a light and right hand turn lane but was advised the parking spots on Whitney have to be removed. Funding has not been approved at this time. The grant submission is still pending.

Regulation Revision - The regulation revision is underway. A public workshop was held and the subcommittee will be starting up later this month. There has also been a number of stakeholders meetings with land use professionals and others who use the regulations.

The Newsletter went out today.

Marissa's Site – A zone change to go up one parcel to the north to expand the footprint has been approved. The developer should be coming to P&Z with site plans in the next month or two.

The ECDC November meeting has been rescheduled for November 8th in the Council Chambers.

Sale of Municipal Properties - Ms. Bakalar was asked of her feelings on the signs about Trumbull not being for sale throughout the Town. She noted there are many communities examining the sale of town properties with the intent of strategic reuse to benefit the community. She cited that the town of Clinton is currently selling a school –

38.8 acres – on 11 Killingworth Turnpike. She advised that Trumbull has sold many properties over the years and this is not a new idea. She assured that if the properties were to be sold off, it will be a thoughtful process and the public will be involved. She noted with a new First Selectman coming, we will need to see the policy direction of the new leadership. Chairman Sather also supported repurposing obsolete proprieties and selling them with tight constraints to build what we need. This will not only improve the character of the town and but also grow the grand list.

Ms. Galiani commented on the "Trumbull For Sale" campaign and noted some people are confused.

Ms. Bakalar was asked if the Walmart project in Monroe is going forward. She stated that in her last conversation with First Selectman Vavrek of Monroe, he stated Walmart will be going forward in the spring.

Parker's Steak and Scotch in Trumbull Center is not closing. Ms. Bakalar recently met with the owner. The Commission expressed concerns about this type of misinformation circulating. They feel it hurts businesses. Ms. Bakalar agreed but noted it is difficult to control misinformation in the age of social media.

Commissioner LeVino suggested hosting "A Taste of Trumbull Pizza" event.
Ms. Bakalar advised that the Trumbull Chamber is having conversations about a potential restaurant week.

Marie's in Trumbull Center is under new ownership and management. Ms. Bakalar noted good reviews by residents.

Opportunity for Community Input – There was no community input.

There being no further business, the meeting adjourned at 8:30 p.m. The next meeting will be held on Wednesday, November 8th, 2017 in the Council Chambers.

Respectfully submitted,

Gail Andreyka
Clerk