

TOWN COUNCIL
Town of Trumbull
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TOWN HALL
Trumbull

TELEPHONE
(203) 452-5000



MINUTES
November 21, 2016

CALL TO ORDER: The Chair called the regular meeting of the Town Council to order at 8:03 p.m. All present joined in a moment of silence and the Pledge of Allegiance. The Chair asked all those present to remember in the moment of silence our State Representative David Rutigliano's mother who recently passed away.

The clerk called the roll and recorded it as follows:

Present:	Lisa Valenti	Lori Rosasco-Schwartz	Matt Caron
	Dawn Cantafio	Jack Testani	Carl Massaro, Jr.
	Mark Block	Tony Scinto	Mark LeClair
	Richard Kascak, Jr.	Jason Marsh	Thomas Whitmoyer
	Mark LeClair	Mary Beth Thornton	Vincent DiMasi, Jr.
	Joe Pifko	Bill Mecca	Enrico Costantini,
	Donna Seidell	Ann Marie Evangelista	Edna Colucci
	Michael London		

*The Chair reserves the right not to vote unless otherwise noted.

Approval of Minutes: Moved by Testani, seconded by Whitmoyer to approve the October regular meeting minutes as submitted. VOTE: Motion CARRIED 17-0-3 (ABSTENTIONS: Kascak, DiMasi and Costantini)

The Chair stated items #2 & #3 have been noticed for a public hearing, the public hearing will be opened at a later time during this meeting.

Public Comment: The Chair then called for public comment on the remaining item of business. Hearing none the Chair moved to the next item of business.

Discussion Item: Postponed to the December meeting.

Business: Moved by Rosasco-Schwartz, seconded by Block to take items #2 & #3 out of order.
VOTE: Motion CARRIED unanimously.

1. RESOLUTION TC26-75: Moved by Colucci, seconded by Costantini
BE IT RESOLVED, The Purchase and Sale Agreement for the Town of Trumbull to acquire real property known as 77 Church Hill Road is hereby approved and First Selectman, Timothy M. Herbst, is authorized to execute said agreement and any and all documents necessary to close title to said property.

Committee Report: The L&A Committee met on November 3, 2016, voted unanimously to enter into Executive Session to discuss pending negotiations and voted unanimously.

The Chair stated this resolution is a property acquisition and a contract, any discussion regarding the negotiation or the terms of the contract are subject to executive session.

First Selectman Timothy Herbst was present and explained previously two other acquisitions on Church Hill Road had been approved by this Council and the Planning & Zoning Commission. The other two acquisitions at that time were not approved by the Planning & Zoning Commission and are the subject of this agenda. Pursuant to CGS 8-32 these acquisitions require a 2/3 vote of the Town Council to override the Planning & Zoning Commission. P&Z had indicated there was not as much information with regard to these purchases as compared to the other two when they were before them. There is more information now and has been conveyed to the TC L&A Committee. The acquisitions received unanimous support by the L&A Committee. In the interest of informing the public, the following points were made, anything specific to the terms would need to be discussed in executive session:

- Ultimately the Building Committee will make recommendations for the location of the community center. The Town Council will cast their vote to either approve the recommendation or not.
- There are multiple uses and scenarios that could go on these properties. The question is whether these properties will give us additional trail access and additional parking for the residents who use the trail. Currently parking is overflowing to neighborhoods. Many more people are using the trail, during peak season 6,000 people use the trail per week.
- Per the POCD positive considerations of these properties are in the center of Town, are immediately adjacent to the municipal campus, commercial area with stores and to the Pequonnock River trail and Pequonnock Valley. All show synergy. This is a long term strategic acquisition that could achieve a lot of objectives.
- The Department of Economic & Development has been working to secure a grant to augment the cost of site work and paving.
- The Chief of Police has stated with the new bike patrol in Town it is important to have additional trail access for police, fire or EMS in the event of a health or other type of emergency. Additional access to the trail in the middle of the trail is necessary. Public safety is paramount to all. This purchase of the two properties will help them meet the objective of creating a trail head at midpoint of the trail.

First Selectman Herbst extended his gratitude to the Department Heads, Rina Bakalar, Lynn Arnow, Town Attorneys, Vincent Marino, and Jason Schwartz for their hard work on this matter.

Mr. Marsh indicated the POCD states the Church Hill Road area should remain residential in character and the expansion of the Town Hall campus should be on the western side of Main Street. First Selectman Herbst noted this has been discussed before and would respectfully agree to disagree with Mr. Marsh's interpretation of the POCD. Ms. Bakalar explained there will be no zone change. It will remain residential. Other uses are compatible with residential use, specifically recreational use. The POCD speaks in general terms. The Trumbull POCD is one of the best she has ever seen. She was able to bring money to the Long Hill Green and will be able to for this area as well. The residential use and compatibility with that has been confirmed by the grant, since her written narrative of the use of the grant funds was included in the summary. There is very little development left in this Town. It is a residential community, every development abuts a neighborhood. Anything that is done anywhere in Town will have some implication to an abutter/resident. If that is going to be avoided nothing could be done in Trumbull. A secondary use in a residential area is very common in this Town, and is seen with the location of our schools, and the current senior center. This is not uncharacteristic or uncommon. These properties only have two direct abutters and already has a recreational use directly behind it. This proposal meets everything that objective people agree could be included in a residential area. This is a

positive for the Town, it does disrupt some people, but there is nothing in this Town that can be done that does not disrupt someone. In her assessment it is highly compatible, well respected and it fits in the zone. This was also evaluated by experts outside of Town and they also agreed. Mr. Marsh stated the POCD speaks to maintaining the residential character, not a zone. Ms. Bakalar stated when regulations and zones are created they are important in maintaining the character of the Town.

Ms. Thornton suggested additional signage would alleviate parking for the trail. Many people are not aware there is additional parking at Old Mine Park. When buying the properties was first proposed, it was not laid out for them as a parking lot. Ms. Bakalar stated a trail head always includes a parking lot, the \$1 million grant pays for a 10' pedestrian bicycle cut through all the way to the Pequonnock River Trail with two rest areas, a trail head, storm-water catch areas, sidewalk connections to the municipal campus and commercial area. Ms. Bakalar stated they are installing a trail head, whether anything else is put there is still up for discussion. It will be a connecting area, and will look like a trail head and a parking lot. Oftentimes included is interpretive signage, benches, bicycle racks and other amenities for the trail head. All of this will be incorporated into the landscape, there is an engineering and design firm working with them. There are various ways to blend the trail head into the landscape. Ms. Bakalar stated there is a lot that could be done to improve the Old Mine Park area. One should look at the full vision of this as being an alternate transportation-way. This is where communities are moving towards and will be the desire of communities moving forward. In the future this may not be sufficient either, so they will be looking at different and additional areas in the future to add access to and from the trail.

First Selectman Herbst stated the additional use of parking at Old Mine Park does not address the public safety issue for access to the middle point of the trail. First Selectman Herbst indicated for Mr. Marsh, this proposal does not take this site off the list as a possible location of the community. These 4 acres can have a lot of uses, to suggest there will be 4 acres of asphalt is misplaced. The site affords the Town future and present opportunities, if politics were taken out of this, given the acquisitions' locations this is a no brainer. Chief Lombardo sent First Selectman Herbst a letter with regard to additional access to the trail, First Selectman Herbst read the letter into the record. (See attached)

Ms. Cantafio stated the following are some residents' concerns:

- Parking and how it would impact the neighborhood.
- Seniors and how they would navigate the triangular intersection.
- Property values.
- What the use will be.
- If the town will be purchasing more properties and who to contact when they are ready to sell.
- Why are they buying without a plan?

First Selectman Herbst spoke to a long history of the Town purchasing properties without an exact planned use, examples are as follows:

- Hillandale was purchased to deter an 8-30g use. Former First Selectman Halaby wanted to use the property for a community center, while Former First Selectman Baldwin ultimately sold it back to a developer for single family homes.
- A home was purchased for \$2.2 million with no plan at all. It eventually became the location of the Nature Center. This property was purchased out of fear another developer would purchase it and develop it as either affordable housing or another use.

With regard to property values municipal use does not reduce the value of abutting homes. This can be seen throughout the Town where there are schools, libraries and the senior center within neighborhoods. It would be preferred to have a municipal use rather than another developer coming in. Ms. Bakalar added the intersection's buffering/esplanade serves as a traffic calming mechanism. This is the opinion of two

engineering firms. It is becoming an advantage to live near a trail head, real estate agents are listing that in their ads. Housing in proximity of walkable amenities, living communities is the concept in Connecticut. A study has been done that shows those properties' values within proximity of walkable amenities have risen. Moving forward that is where people want to live. There is no negative for the abutting properties in acquiring these properties, only positives. This will protect the properties in the area. This can all be done in a way which will respect the neighborhood. Grants typically require a 20% match and the 20% match for this grant is covered by the acquisitions. Trumbull does not have to use any other funds to access this \$1 million grant.

In response to the First Selectman's question, Ms. Cantafio stated she had not brought these residents' concerns to the Building Committee because the Town does not own any of the properties yet.

The Chair opened the Public Hearing at 8:45 p.m.
There were three people from the public present to speak.
(Public Comment Attached)
The Chair closed the Public hearing at 8:57 p.m.

Moved by Cantafio, seconded by Costantini to enter into Executive Session to discuss pending negotiations on both resolution TC26-75 and TC26-76. VOTE: Motion CARRIED 19-1 (AGAINST: London)

The Town Council entered into Executive Session at 8:59 p.m. with Town Council members Lisa Valenti, Lori Rosasco-Schwartz, Matt Caron, Dawn Cantafio, Jack Testani, Carl Massaro, Jr., Mark Block, Tony Scinto, Mark LeClair, Richard Kascak, Jr., Jason Marsh, Thomas Whitmoyer, Mark LeClair, Mary Beth Thornton, Vincent DiMasi, Jr., Joe Pifko, Bill Mecca, Enrico Costantini, Donna Seidell, Ann Marie Evangelista, Edna Colucci, Michael London, First Selectman Herbst, Chief of Staff Lynn Arnow, Economic and Community Development Director Rina Bakalar Town Attorneys, Vincent Marino, esq and Attorney Marsh, esq. present.

Moved by London, seconded by Testani to end Executive Session at 9:12 p.m. VOTE: Motion CARRIED unanimously.

*The Chair voted.
VOTE: ADOPTED 15-5-1 (AGAINST: Evangelista, Whitmoyer, Thornton, Canatfio and Marsh)
(ABSTENTION: Mecca)

2. RESOLUTION TC26-76: Moved by Testani, seconded by London.
BE IT RESOLVED, The Purchase and Sale Agreement for the Town of Trumbull to acquire real property known as 2 South Edgewood Avenue is hereby approved and First Selectman, Timothy M. Herbst, is authorized to execute said agreement and any and all documents necessary to close title to said property.

Committee Report: The L&A Committee met on November 3, 2016, voted to enter into Executive Session unanimously to discuss pending negotiations at the same time as for TC26-75 and voted unanimously.

*The Chair voted.
VOTE: ADOPTED 15-5-1 (AGAINST: Evangelista, Whitmoyer, Thornton, Canatfio and Marsh)
(ABSTENTION: Mecca)

3. RESOLUTION TC26-85: Moved by London, seconded by Block.
BE IT RESOLVED, The Town of Trumbull shall study the feasibility of expanding its aquatic facilities and make recommendations for improvements to existing pools and/or development of new locations.

Committee Report: The L&A Committee met on November 3, 2016 voted to amend unanimously and as amended unanimously.

The Chair recognized the amendment in Committee.

Moved by London, seconded by Caron to amend the resolution number to TC26-81.

VOTE Motion to amend CARRIED unanimously.

The Chair explained the public Works Committee of the council take up this study, leadership of the Council concurs and this matter, the administration has a lot of information for the committee and there will be a meeting held in short order.

VOTE: ADOPTED as amended 19-1 (AGAINST: Scinto)

There being no further business to discuss the Trumbull Town Council adjourned by unanimous consent at 9:26 p.m.

Respectfully Submitted,

Margaret D. Mastroni
Town Council Clerk

PUBLIC HEARING COMMENT TC26-75 & TC26-76

1. Dominique Convertito of 22 South Edgewood Avenue asked if there were any documented cases of emergency personnel having to go into the trail? The property values may go up with a community center but not with a parking lot and does not see that as favorable.
2. Tony Daquila of 29 Valley View Road finds it interesting the architect at the focus groups says the people have an opportunity to speak at the public hearing at the P&Z level. In 1962 the Town became exempt to the municipal zoning regulations, there is no opportunity for the public at the P&Z level. Taking a left from Quality Street to Church Hill road has a site line issue, there has already been a fatality there. Nothing has been done to date. Now senior citizens will be driving this. If the First Selection and the Town Council repeals the provision that municipal projects are exempt from P&Z review he may be in favor. The traffic north bound on Church Hill Road from the high school at 2:30 has created serious traffic issues. He is disappointed with Chief Lombardo's recommendation. He would like this decision delayed until a plan is known. The properties in total is less than 4 acres, the architect has indicated that 3.5-4.5 acres are needed for the community center.
3. Kathleen Fearon of 38 Sherman Avenue also owns property in Town at 123 & 37 Church Hill Road stated she does not think the process is ok. Neighbors as close as she are never notified. When a municipality purchase a property it effectively changes the zone by how they are reviewed. She is disappointed on how this has happened. Moving ahead she loves the idea of a community center and thinks she is willing to pay for it with her tax dollars but would like to know more about how much it may cost and whether or not we are putting money into properties that may only be used as parking lot. This should be known before the purchase. Ms. Fearon had sent an email previously to the Council members asking them if they had ever crossed the street or studied the traffic. The topography is almost impossible to get to the lower trail on foot. Is the \$1 million for the parking lot or the engineering to get to the lower trail, if it is for the engineering to get to the trail?

Lynn Arnow

From: Michael Lombardo
Sent: Monday, November 21, 2016 5:42 PM
To: Timothy M. Herbst
Subject: Public Safety

Dear Mr. Herbst:

I have spoken with Rina Bakalar regarding the purchase of properties adjacent to the Pequonnock Valley, which runs from Tait Rd to Whitney Ave.

Ms. Bakalar has explained to me that the purchase of these properties will permit the Town of Trumbull to construct access ways to the Pequonnock Valley at approximately the one mile marker, north of Tait Rd, which will permit public access to the trail but also public safety access for assisting injured or lost people. It will also allow us the ability to search for those who may present a public safety concern to the community in this area.

Police officers on foot or bicycle patrol will have better access to this area, which in some cases will allow quicker response to those in need of our services, not to mention those that may need medical assistance.

If I can be of further help to you please do not hesitate in contacting me.

Sincerely,

Chief Michael Lombardo

Sent from my iPhone