

Town of Trumbull
Economic and Community Development Commission
Meeting Minutes
August 2, 2022 – 7:00 p.m.
Virtual Meeting – Zoom Videoconferencing

A regularly scheduled meeting of the Economic & Community Development Commission of the Town of Trumbull was held via videoconferencing on August 2, 2022.

Attendance

Members Present: Beryl Kaufman (Chairman)
Karen DelVecchio (Vice Chairman)
Evelyn Zamary (Secretary)
Marshall Marcus
Shelby LeVino
Ralph Sather
Justin Scheuble
Fred Petrossi

Members Absent: None

Also Present: Rina Bakalar – Director of Economic & Community Development
William Chin – Director of Information Technology
Gia Mentillo – Economic & Community Development Clerk

Chairman Kaufman called the meeting to order at 7:02 p.m.

Pledge of Allegiance

Approval of June 7, 2022 Minutes

A motion to approve the June 7, 2022 minutes was made by Vice Chairman DelVecchio and seconded by Commissioner Zamary. The motion carried. *Commissioner Petrossi abstained as he was not on the Commission on June 7, 2022.*

Chairman's Report

Chairman Kaufman introduced Fred Petrossi as a new member of the Economic and Community Development Commission (ECDDC). Commissioner Petrossi shared his background with the Commission and thanked them for welcoming him.

The Chairman stated that the letter the Commission put together has been sent out to the Westfield Trumbull Mall representatives.

She also noted the excellent media coverage of Trumbull as of late and referred to the articles circulated.

Director's Report

Business Update:

Director Bakalar shared that the July 25th Fairfield County Commercial Broker Luncheon at the Westfield Trumbull Mall went well, noting excellent guest speakers. Mall representatives informed of an uptick in leasing activity and number of visiting patrons as of late.

The Director informed mall staff that they would be receiving a letter from the Commission voicing several concerns, many of which she stated the staff was already working to remedy. She asked whether the Commission would be willing to have Patrick Madden, mall representative, attend their October meeting to provide an update to the Commission. The Commission voiced support for doing so.

Hartford Healthcare will be moving from their existing location in Trumbull Center, across the street to the vacant bank building in Trumbull Center expanding their presence.

Giove's Pizza Kitchen has closed. Director Bakalar informed this was not a result of any issues with the landlords of the location. She stated that Trumbull has been fortunate in that it has seen minimal business closures during the pandemic, and the restaurants that did close have been replaced by new eateries in Town.

Abakadoodle is a new business located on Lindeman Drive that is hoping to open in October.

A video gaming company is interested in potentially leasing space in Hawley Lane Mall which Director Bakalar stated to be a good compliment to existing businesses in the mall.

Community Development Update:

The Town is hoping to go out to bid for the planning study regarding the Westfield Trumbull Mall area (from the Merritt Parkway to the Bridgeport town line and from Main Street to Madison Avenue) by mid-August. The intent is to keep the bid open for at least a month in hopes of garnering several high quality candidates to lead the market feasibility and planning study. The First Selectman will put together a 10-person team to review proposals. Director Bakalar will share the Scope of Work with the Commission once it is released to the public. She emphasized that the Town is not interested in any additional multi-family housing in the study area, with the exception of considering the market feasibility and sentiment for senior housing with an affordable component as there is a growing need for such in Trumbull.

Planning Update:

The Planning and Zoning Commission will be meeting on August 17, 2022. Agenda items include a text amendment for Trumbull Center, discussion of the Town's cannabis moratorium and the potential extension of said moratorium, and a discussion of the State's new legislation on accessory apartments that the Town will have to choose to opt in or out of. Director Bakalar stated she felt it best to extend the cannabis moratorium by another year to allow for better understanding of the evolving legislation around the matter, and she stated the Town is unlikely to opt into the State's accessory apartment legislation because Trumbull's existing policies appear to be broader at this time.

The new CT State Statute on affordable housing is requiring that all town regulations be open to multi-family housing. Director Bakalar referenced the 2018 Trumbull Housing Diversity Study that includes many of the elements required by said Statute. Furthermore, she informed that the Town is also required to have an Affordable Housing Plan in place by June 30, 2022 for which the Town has filed a one-year

extension. Planning and Zoning staff will engage in an effort to update the Town's housing diversity study and subsequently create an Affordable Housing Plan as dictated by the State.

The Planning and Zoning Department has made an offer to a potential employee to fill the currently vacant Zoning Enforcement Officer (ZEO) position.

Event Update:

Planning efforts have begun for Trumbull Restaurant Week, and several restaurants have already voiced interest and excitement for the event scheduled to take place October 7-14, 2022. Director Bakalar thanked her staff and the volunteer planning team for their supportive efforts. She also asked that the Commission spread the word about the event and reach out to any potential sponsors interested in making a \$1,000 contribution.

The annual Trumbull Business Appreciation Breakfast will be scheduled for late fall of 2022 at the Trumbull Marriott for which a larger room will be utilized again as suggested in feedback of last year's event. Director Bakalar informed that she is seeking guest speakers for the event.

Sustainable Trumbull Team Update

Commissioner Sather stated that the Team is working with George Estrada to form a glass-recycling program as an addition to the existing recycling program at the Town transfer station. There are efforts underway to garner Town support for the implementation of a community garden. The Team has decided to develop a Sustainability Plan to better guide their efforts. They are looking to encourage student involvement for the next school year by developing a formal group to work with throughout the year. Furthermore, the Team conducted a community survey regarding local perspectives on sustainability and environmental issues that they are looking to present to all that are interested. Commissioner Sather asked whether the Commission would like to invite a team member to present their findings, and the Commission voiced support for doing so.

Opportunity for Community Input

There was no public comment made.

Adjournment

A motion to adjourn was made at 7:52p.m. by Commissioner Marcus and seconded by Vice Chairman DelVecchio. The motion carried unanimously.

Respectfully Submitted,

Gia Mentillo
ECDC Clerk

Cc: Rob Librandi