

**Town of Trumbull**  
**Economic and Community Development Commission**  
**Meeting Minutes**  
**October 11, 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 October 11, 2022.

**Attendance**

**Members Present:** Beryl Kaufman (Chairman)  
Karen DelVecchio (Vice Chairman)  
Evelyn Zamary (Secretary)  
Marshall Marcus  
Ralph Sather  
Fred Petrossi  
Massimo Mallozi

**Members Absent:** None.

**Also Present:** Rina Bakalar – Director, Economic & Community Development  
William Chin – Director, Information Technology  
Mary Ellen Lemay – Chairman, Conservation Commission / Sustainable Trumbull Team  
Sara Sterling – Conservation Commission / Sustainable Trumbull Team  
Dan Onofrio – President & CEO, Bridgeport Regional Business Council  
Gia Mentillo – Economic & Community Development Clerk

Chairman Kaufman called the meeting to order at 7:03 p.m.

**Pledge of Allegiance**

**Approval of September 6, 2022 Minutes**

A motion to approve the September 6, 2022 minutes was made by Commissioner DelVecchio and seconded by Commissioner Zamary. The motion carried unanimously. *Commissioners Marcus abstained as he was not present for the entirety of the 9/6/22 meeting.*

**Chairman’s Report**

Chairman Kaufman thanked Commissioner LeVino for his contributions to the Commission, noting his resignation from the Commission.

**Sustainable Trumbull Team Presentation**

Mary Ellen Lemay and Sara Sterling, both members of the Trumbull Conservation Commission and Sustainable Trumbull Team, presented information regarding community perspectives on conservation and development garnered through the dissemination of a “Conservation and Sustainability Survey,” conducted April 1 – 16 of 2022.

Vice Chairman DelVeccio asked representatives what they plan to do with the data they’ve collected from the survey. Ms. Sterling informed they intend to share the information with town staff, noting that she will be presenting to members of the Engineering Department as well as Parks and Recreation later in the month with the intent to make specific requests to each of those departments. Furthermore, the information garnered will be used to leverage support for future sustainability and conservation initiatives. For example, the data has already helped obtain funding for the “One Thousand Trees for Trumbull Program.” Ms. Lemay stated that dual messaging of conservation and economic development is important and can go a long way in curbing misgivings toward both conservation and development, noting the importance of this for evaluating the upcoming 2024 Trumbull Plan of Conservation and Development (POCD).

Commissioner Marcus stated his concerns regarding the fact that a significant portion of the survey respondents were not Trumbull residents, adding that he felt they should be most concerned with the opinions of Trumbull tax payers.

Commissioner Sather stated the survey to reflect valuable, valid information, but he felt Commissioner Marcus made a fair point and asked whether the Commission could see the data with the non-resident responses removed. The Commission voiced support for this, and Ms. Sterling confirmed she would get that information to members of the Commission.

Commissioner Petrossi felt two topics from the survey to be of particular value and reflective of comments he has heard: (1) the importance of the connecting trail heads in Town and (2) utilizing sidewalks as a resource for future development.

Director Bakalar stated education to be highly important as development is controversial by nature and many concerns can be addressed simply by sharing information regarding project plans, town regulations, and environmental considerations. She informed that she is hoping to work with Trumbull Community Television staff to begin conducting a monthly educational program on economic and community development to help residents understand various developments and development practices in Town.

Commissioner Sather requested that Ms. Sterling provide a hard copy of her presentation to the Commission, which she confirmed she would do. The Commission thanked Ms. Sterling and Ms. Lemay for their time and insights.

## **Director’s Report**

### **Business Update:**

The Director informed of several upcoming business openings. Abrakadoodle, a creative studio for youth and adults, will be opening on Lindeman Drive soon. The owners plan to organize a welcome event for the community, and Ms. Bakalar intends to organize a ribbon-cutting. Both Emma’s and

Fryborg restaurants are moving along with renovations and have hopes of opening in the coming month. There are two new businesses joining the Long Hill Market: Golf Tech and a waxing studio, both hoping to open approximately in January.

#### Community Development Update:

Director Bakalar stated that the Town won the appeal case regarding 48 Monroe Turnpike, but an appeal is being pursued regarding that decision.

The text amendment related to Trumbull Center will continue at the Planning and Zoning Commission (PZC) public hearing on October 19<sup>th</sup>. If the text amendment is approved, it will allow for mixed-use development in the area.

There was a storage facility approved for the property at the end of Quarry Road several years ago for which the owners are working to finalize construction documents so they can get the project underway.

The owner of 6 Cambridge Drive paid the outstanding taxes and fees for the property which prevented it from going to a foreclosure auction. The property is still being actively fined for ongoing blight issues.

#### Planning Update:

Director Bakalar stated that the representatives from Residences on Main have been very communicative as their project progresses. Though the leasing office will not open until 2023, the Town is receiving calls on a fairly regular basis from residents (predominately elderly) interested in leasing units.

The Town received six (6) bids in response to the Request for Qualifications for the Mall Area Study, noting that Karen DeVecchio is the Commission representative on the team reviewing submissions. She stated she will update the Commission as the selection process moves along, noting the importance of their input.

The Director and First Selectman Tesoro met with Hudson Bay, owners of the Lord & Taylor space at the Westfield Trumbull Mall, regarding their space. Their representative agree that they would participate in the Mall Area Study discussion where appropriate.

Commissioner Marcus questioned if and when work would begin on the office building proposed for 5108 Main Street and approved by PZC in 2019. Director Bakalar thought a construction firm moved into the space but was not sure if they were referencing the same property. She will check with Town Planner, Rob Librandi.

#### Grant Update:

The Director informed that she and the Town are still seeking additional grant funding for the Trumbull Veterans and First Responder Center, noting that she recently filed another application for such. She and the Town are also seeking grant opportunities for Trumbull Center in order to begin addressing some recommendations made in the Trumbull Corridor Study.

#### Event Update:

The Trumbull Rotary Club is conducting a fundraising event on November 4<sup>th</sup>, the Director asked that the Commission help spread awareness for the event.

2022 Trumbull Restaurant Week began October 7<sup>th</sup> and will run through October 14<sup>th</sup>. Director Bakalar thanked the outstanding volunteer team and staff for their support in organizing the event, noting that many participating restaurants have reported increased business as a result.

Trumbull's Annual Business Appreciation Breakfast will be on Thursday, November 3<sup>rd</sup> at the Trumbull Marriott. The Director stated she has received quick replies to her invitations and expects to have a great event with excellent attendance. The keynote speaker will be Mike Goman of Goman & York who will touch on key topics related to the post-COVID economy and its impact on development activities. Other guest speakers are likely to include George Estrada, 2022 Barnum Festival Ringmaster, and Dan Onofrio, CEO of Bridgeport Regional Business Council.

Chairman Kaufman stated that on October 15<sup>th</sup> the Trumbull Women's Club is hosting a free shredding event from 9am to 12pm at the Nature Center, and the Next Chapter Bookstore is having a book sale the same day. Commissioner Marcus stated a need for increased promotion of the bookstore's Saturday hours.

Director Bakalar stated that Patrick Madden of Westfield Trumbull mall would be joining the November 1<sup>st</sup> Commission meeting to provide updates on improvements and other matters regarding the mall property.

### **Opportunity for Community Input**

There was no comment made by the public.

### **Adjournment**

A motion to adjourn was made at 8:07p.m. by Commissioner Marcus and seconded by Commissioner Sather. The motion carried unanimously.

Respectfully Submitted,

Gia Mentillo  
ECDC Clerk

Cc: Rob Librandi, Town Planner