

Minutes
City of West Haven
COMMITTEE TO STUDY ADULT USES
Wednesday, November 30, 2016

The meeting was called to order by Assistant City Planner Killeen at 1:00 PM in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT.

Present: Committee Members Mullins, Cohen, Eberle, and Sgt. Reilly, Corporation Counsel Amendola, and Assistant City Planner Killeen. ZEO Conniff arrived at the end of the meeting.

1. Review of Committee Charge

The Committee reviewed the “Outline for Study of Adult-Oriented Businesses” which was used by the Planning and Zoning Commission in forming this Committee. The purpose of the Committee will be to study various land use regulatory approaches to managing adult-oriented business in other communities in order to determine the appropriate ways to regulate such uses under the City’s Zoning Regulations.

Sgt. Reilly reported that he had obtained some studies of the impact of adult oriented business uses on property values and crime rate in the areas around such uses. He noted that it is difficult to determine the specific impact on crime because communities oftentimes report crimes based on the location of a hospital or other facility that is treating injuries from a crime, rather than reporting the specific location of the crime itself.

2. Discussion of Proposed Work Plan

Mr. Killeen explained that Corporation Counsel Amendola and he would be forwarding to the Committee sample regulations and ordinances from other communities for consideration by the Committee. The Connecticut Conference of Municipalities has already forwarded samples from four(4) Connecticut communities – East Hartford, Manchester, Middletown, and Milford. In each of those communities, there was a City ordinance and a Zoning Regulation that had been adopted.

The Committee plans to meet once a month from now till about June 2017, during which the Committee would discuss the various regulations and ordinances that had been obtained and decide which samples might work in West Haven. Based on that review, the Committee could draft a specific regulation for West Haven.

Sgt. Reilly pointed out that the Committee should identify regulations to govern adult business uses, but he would also try to make the Committee aware of certain uses that he has found have been operating illegally from time to time, within the City. The regulations should not permit illegal operations.

Corporation Counsel Amendola reported that the City has an ordinance on adult business uses that was adopted some years ago, but there is no Zoning Regulation in place to help implement the ordinance. The Committee will review that ordinance as part of its charge and make recommendations to City Council, if appropriate.

3. Election of Officers

Member Mullins will be out of Town till sometime in June 2017, but he will be reviewing the materials and communicating his opinions to the Committee by email. The members decided they didn't need to formally elect a chair since they wouldn't be taking votes or making motions during each meeting. They asked Mr. Killeen, as staff, to facilitate the meetings. It was noted that the Committee would publish agendas and minutes. While three members would constitute a quorum, sometimes the members might hold an informal meeting, with no votes. Member Cohen agreed to serve as a liaison with the Planning and Zoning Commission and would report on the Committee's progress to the full Commission.

4. Next Steps

Mr. Cohen asked if the Committee members could receive a copy of the current City Ordinance. Corporation Counsel Amendola said he would email web links to the City's current ordinance regulating adult business uses. Mr. Killeen agreed to forward to all members the four sample regulations and ordinances provided by the Connecticut Conference of Municipalities.

5. Adjournment

There being no further business, meeting was adjourned at 1:50 PM