

Minutes
City of West Haven
COMMITTEE TO STUDY ADULT USES
Tuesday, January 10, 2017

The meeting was called to order by Assistant City Planner Killeen at 6:00 PM in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT.

Present: Committee Members Mullins, Cohen, and Eberle, Corporation Counsel Amendola, Planning and Development Commissioner Riccio, ZEO Conniff, and Assistant City Planner Killeen. Committee Member Reilly was unable to attend this meeting.

1. Call to Order

Assistant City Planner Killeen, as facilitator, called the meeting to order at 6:01 PM.

2. Approval of Minutes of November 30, 2016 Meeting

After reviewing the proposed minutes for the November 30, 2016 meeting, motion was made by Committee member Mullins, seconded by Committee member Eberle and passed unanimously, 4-0.

3. Discussion of Sample Regulations and Ordinances

The Committee discussed their general reactions to the sample regulations that had been forwarded from the Connecticut Conference of Municipalities for East Hartford, Manchester, Middletown, and Milford. Members noted there were some similarities among these sample regulations, and there were certain aspects of particular regulations that the City of West Haven should consider including.

Mr. Cohen stated he would like to see West Haven's regulation put in simple language if possible, to avoid confusion. He felt Middletown and Milford seemed to have the most relevance. He felt it was important to have good definitions in the regulation.

Members discussed the fact that all of the sample regulations included distance limitations between other adult business uses as well as from other land uses that could be impacted by adult business uses, such as churches, schools, and parks. Mr. Cohen suggested that the Committee review these distance limitations or buffers, in relation to the City's current regulations for the location of liquor permits. Mr. Killeen agreed to work on a table for the Committee which showed the various distance buffers from other communities and from the City's liquor regulations.

There was some discussion of other uses that could be impacted, and it was decided the Committee might look at additional uses such as hospitals, assisted living facilities, and medical clinics.

Mr. Mullins asked if the Regulation should also define which Zoning Districts should be considered for adult business uses. Mr. Killeen agreed that the Committee should consider Zoning Districts as well.

Committee members discussed the fact it would be helpful to look at a map of zoning districts in relation to the location of potentially impacted uses, and apply the distance buffers to get a better sense of where adult business uses would be located. Ms. Conniff offered to check with the Assessor's Office to find the locations of nonprofit uses such as churches and schools.

4. General Conclusions from Review of Regulations and Ordinances and Discussion of Additional Information Needed for Committee's Review

- Based on the Committee's discussion, it was agreed that the City should consider requiring distance buffers around potential sites for adult business uses.
- Mr. Killeen will work on a summary of distance buffers from other communities and current distance buffers in West Haven's liquor regulations.
- Ms. Conniff will work on a list of existing schools and churches, by street address. She and Mr. Killeen will begin mapping these locations and distance buffers for the Committee's consideration. It was recognized that the City might, at some point, need to contract with New England GeoSystems (the City's GIS Coordinator) to prepare detailed maps for the Committee's use.

5. New Business/Next Steps

- The Committee will continue its discussion and review of these sample regulations to determine which features would be most important in West Haven's regulation.
- Staff will assemble data and maps for the committee's use.
- While not present, Sgt. Reilly contacted Mr. Mullins and suggested the Committee should consider planning a site visit to an existing adult business use in the area to better understand how they operate.

6. Adjournment

There being no further business, meeting was adjourned at 6:50 PM