

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
January 23, 2018

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on January 23, 2018 at 6:00 PM in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street West Haven, CT 06516.

Present: Commission Chairman Hendricks, Vice-Chairman Biancur and Alternate Milano; Council Liaison Quagliani, ZEO Conniff and Assistant City Planner Killeen.

Meeting was called to order by Chairman Hendricks at 6:05 PM.

1. Discussion of Implementation Schedule for Plan of Conservation and Development (POCD)/Ranking of Priorities

Subcommittee members discussed recommendations of the POCD in relation to priorities facing the City. Chairman Hendricks commented that some current developments in the City have only been possible with the issuance of variances, and the Commission should revise some of its regulations to help facilitate development of this type. Vice-Chairman Biancur identified a number of areas that he believes should be a focus: Allingtown, Route 1; the Downtown/Center, the TOD area, the Beach/Beachfront and improving property maintenance.

Alternate Milano suggested that, once each implementation priority is determined, a lead Commissioner should be identified to provide leadership to oversee that priority.

The members then went through the list of strategies and identified the following as the key priority areas for concentration:

Allingtown:	P-A1	Replace current RCPD District (Biancur)
	P-A2	Define Impact area for UNH campus (Hendricks)
	P-A3	Prepare a Neighborhood Plan (Milano)
Route 1:	P-R2	Prepare a redevelopment strategy for Rte. 1 (Biancur)
Downtown:	P-D1	Encourage property improvements by owners (Biancur)
	P-D2	Consider Village District to protect historic character (Biancur)
	P-D3	Consider strategies for redevelopment (Hendricks)
	P-D7	Engage property owners and tenants (Hendricks)
Train Station :	P-T1	Connect with TOD-supporting Organizations/TA (Biancur)
	P-T3	Consider expanding TOD Zoning District (Milano)

Train Station: (Cont.)	P-T4	Continue to improve Pedestrian safety/Sawmill Rd. (Hendricks)
	P-T5	Provide navigation aids at Train Station (Biancur)
Beach and Beachfront:	P-B1	Follow Coastal Resiliency Plan; Rewrite SCR Zoning Reg(Hendricks)
	P-B5	Revitalize Beach Street; Revise SRR Zoning Reg (Hendricks)
	P-B7	Create a continuous walking and biking path along shore (Biancur)
Making Connections:	M-G2	Consider adopting a Complete Streets Policy (Milano)
	M-I1	Make welcoming Gateways (Biancur)
	M-H2	Consider methods to improve property maintenance (Biancur)
	M-H3	Assess walkability/safety of residential areas (Hendricks)
Topical Plan Elements:	T-N4	Participate in implementation of West River Watershed Management Plan (Hendricks)

2. New Business/Next Steps

- a. Staff was asked to begin working on a preliminary list of suggested actions that could be taken towards implementation of these priorities and identify potential resources and community partners
- b. The subcommittee decided to meet again at 6:00 PM preceding the next regular meeting on Tuesday, February 13, 2018.

3. Adjournment

There being no further business, meeting was adjourned at 6:55 PM