

PLANNING & ZONING COMMISSION &
ALLINGTOWN STEERING COMMITTEE

Minutes of Special Meeting
February 6, 2020

This special meeting of the Planning and Zoning Commission and the Allingtown Steering Committee was a public workshop concerning a Plan for the Allingtown Neighborhood. The workshop was held in the Notre Dame High School Auditorium, 1st Floor of Notre Dame High School, 1 Notre Dame Way in West Haven, CT.

1. Call to Order – The meeting was called to order by Steering Committee member Kathy Wielk at 6:10 PM as representative of the hosting institution, Notre Dame High School. She welcomed those in attendance and reviewed some of the logistics for the evening’s program. She then introduced Planning and Zoning Commission Chair Kathy Hendricks. Hendricks thanked the public for coming out to continue the dialogue that had started with the April 1 workshop. She encouraged attendees to actively participate in the small group sessions planned for the evening and thanked them for committing their time to this session. She then introduced members of the Planning and Zoning Commission and members of the Allingtown Steering Committee.

2. Allingtown Plan Community Workshop – Presentation
Assistant City Planner David Killeen next provided a presentation about the Allingtown area and some of the planning issues that would be explored with the group this evening. He provided background on topics that had been raised by the public at the April 1 workshop and some of the research that the Steering Committee had completed since that time. The presentation gave an overview of the draft recommendations that are under consideration and would be discussed in the small group sessions to follow.

3. Small Group Sessions

Six tables had been previously established for small group discussions on six different topics (Overall Plan Elements/Land Use Plan; Economic Development; Neighborhood Improvements; Transportation; Changes to Zoning; Community Facilities and Recommendations). At each table, a member of the Planning and Zoning Commission served as a Facilitator to assist each small group with the process or ranking each preliminary strategy/recommendation by their level of importance.

4. Reports of Small Groups
One participant from each table reported on the results of their small group discussions, which are summarized on the attached sheets.

5. Wrap-Up and Adjournment

Around 7:50 PM, Planning and Zoning Chair Hendricks thanked the participants for their input. She noted that some tables ranked similar strategies at a different level, so it will be important for the Steering Committee and the Planning and Zoning Commission to make some judgment calls on the relative importance of the various strategies.

She noted that, once a draft plan has been developed, participants would be notified of any follow-up meetings.

ALLINGTOWN PLAN: Overall Plan Elements/Land Use Plan

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Define a walkable "Campus" district within ½ mile of University.	4	
2. Create a Route 34 Technology Corridor	7	
3. Develop a UNH Impact Area to guide campus growth/expansion.	6	
4. Use traffic calming and encourage better pedestrian connections, neighborhood pathways.	3	
5. Identify Locations for public gatherings (e.g. Allingtown Green, Quigley Field).	5	
6. Add Marginal Drive Greenway	1	
7. Identify key gateways to Allingtown	2	

ALLINGTOWN PLAN: Economic Development

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Create a distinct “walkable” Allingtown Campus Center.	7	
2. Support current redevelopment efforts (e.g. The Atwood, The Park View, Railroad Salvage/Vine Property, etc.)	6	
3. Promote and encourage the targeted redevelopment of vacant and underutilized properties within the central Campus area.	5	
4. Market Allingtown to attract new businesses that support the Plan’s vision (book store, coffee shop, ice cream shop, bakery, restaurant, grocery store, etc.).	4	
5. Utilize available incentives to promote economic development and redevelopment (e.g. Opportunity Zones – reinvestment of capital gains, CDBG Storefront Improvement Loan Program, etc.)	3	
6. Develop a Technology Corridor along Derby Ave. (Rte. 34) to promote biomedical and research uses.	1	
7. Consider creative methods/events/ activities to attract people to Allingtown (“Placemaking” such as open air market, pop-up retail, Art Space, street closures, food, music, more vibrant common spaces, etc.)	2	
7. Other?		
8. Other?		

ALLINGTOWN PLAN: Neighborhood Improvements

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Increase Home Ownership (e.g. work with CDBG program, CHFA, etc. to market Down Payment Assistance Programs)	1	
2. Encourage formation of neighborhood organization(s) to organize clean-up campaigns, beautification programs, social events, crime watches, etc.	2	
3. Seek mechanisms for enabling officials of local institutions (UNH, VA, Notre Dame) to receive community input on pending decisions re: expansion of operations, student issues, parking improvements, etc.	7	
4. Create a wayfinding and interpretive sign system for Allingtown	6	
5. Support planting of street trees along major corridors and improved landscaping of public areas.	3	
6. Support Citywide efforts to strengthen Building and Property Maintenance Codes (feasibility study for Rental Inspection Programs, Blight codes, etc.) to improve condition of rental properties in City and in Allingtown.	1	
7. Encourage enhancements to neighborhood “gateways” (programs such as Adopt-a-Spot, etc.)	4	
8. Support efforts of nonprofit groups such as West River Watershed Coalition to improve neighborhood conditions.	5	
9. Other?		
10. Other?		

ALLINGTOWN PLAN: Transportation

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Improve Bicycle/Pedestrian Safety (Encourage City to adopt Complete Streets Policy)		
2. Participate in SCRCOG’s Citywide Bicycle/Pedestrian Plan (identify high accident intersections.)	3	
3. Calm traffic and create a safer and more comfortable environment for pedestrians, especially at important crossings near Rte. 1/Campbell/ Forest Road and within Allingtown Campus Center	1	
4. Encourage use of alternative transportation (e.g. CT Transit, University/Yale-VA Hospital shuttles; bike sharing, scooters, etc.).		
5. Create better connections with Train Station, West Haven Center, and beach/boardwalk.		
6. Support comprehensive Parking Management Plans by Allingtown institutions (e.g. VA, UNH)	2	
7. Consider Parking Zone Management Programs.		
8. Repair broken sidewalks and build new sidewalks and curb ramps where needed.		
9. Improve street lighting where needed.		
10. Other?		
11. Other?		

ALLINGTOWN PLAN: Changes to Zoning

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Revise RCPD Zoning District (“Campus Community District”?) to promote walkable, campus-friendly development (higher residential density, buildings close to street, reduce parking req., pedestrian connections, etc.)	6	
2. Consider potential for blending Educational Facilities District (EFD) and new Campus District as one Zoning District.	7	
3. Consider Changes to Zoning along Rte. 34 to allow biomedical, technology and research uses.	3	
4. Consider changes to Zoning Map along Rte. 1 to expand the revised RCPD District to match up with the Allingtown Campus District.	1	
5. Modernize/update zoning (the RB – Regional Business District) to better control appearance and function (e.g., signs, landscape, lighting, setbacks, parking)	2	
6. Consider expanding recent Village District Overlay Zone to include Allingtown area to establish design review guidelines for new development.	5	
7. Increase landscape buffer requirements between commercial/industrial properties and residential properties.	4	
8. Other?		
9. Other?		

ALLINGTOWN PLAN: Community Facilities and Recreation

Proposed Goals/Strategies	Priority (High, Mid, Low)	Comments
1. Pursue development of Marginal Drive Greenway (e.g. support efforts of West River Watershed Coalition, City of New Haven, etc.).	2	
2. Support efforts of the City to improve on emergency services to Allingtown (Police/Fire).	4	
3. Seek ways to maximize public use and enjoyment of key facilities located in Allingtown.	1	
4. Seek improvements of and add new facilities to existing recreational facilities to meet neighborhood needs.	3	
5. Improvements to library services in Allingtown?	1	
6. Other?		