

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
February 13, 2018

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on February 13, 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, Planning and Development Commissioner Messore, ZEO Conniff and Assistant City Planner Killeen.

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

1. Approval of Minutes of Special Meeting of January 23, 2018

Motion was made by Vice-Chairman Biancur, seconded by Alternate Milano and passed. Chairwoman Hendricks said she appreciates having an accurate record of what the Committee is doing, so the public can follow this process.

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

Subcommittee members continued their discussion of priorities for implementing recommendations of the POCD, based on their ranking of priorities from the previous meeting. Staff had submitted an outline labeled "Summary of Possible Actions for Implementation of POCD Recommendations" as a guide and as an "Initial Action Plan". As they reviewed this draft, the subcommittee made several changes/additions and discussed how they would like to proceed.

General conclusions:

1. There are probably more priorities to address than are reasonable in a short period of time, and they will likely exceed our current resources (staff and funding).
2. Where possible, the Commission should focus on completion of tasks that can benefit multiple sections of the City.
3. The Grants Writer should be added as a potential partner for most of the strategies, since the City will not have enough money to fund all of these actions.
4. As recommendations are refined in a final form, they should be put into a presentation to the City Council for consideration in next year's budget (FY19/20).
5. The Commission should undertake steps that don't require significant resources as soon as possible and plan for longer term implementation of strategies that will require greater resources.

Specific Conclusions re: Initial Action Plan during this meeting:

1. The Commission would like to focus on Allingtown but realizes that it will take some time. Council Chair Quagliani agreed to be the lead member overseeing this area.
 - a. Specific discussion:
 - i. Potential Partners should be expanded to include the Allingtown Coalition, Notre Dame, ESUMS, and possibly the Veterans Administration
 - ii. There was some discussion of whether the City could better regulate the number of students living in the surrounding residential neighborhoods and related student resident issues.
2. Developing a redevelopment strategy for Route 1 was considered a longer term strategy and no specific actions were identified aside from: staff will check on the transit study being performed by the City of New Haven (“Move New Haven”) since it was expected to include some bus improvements along Route 1 through the region.
3. Alternate Milano agreed to be the lead member overseeing strategies in the Downtown area.
 - a. It was suggested that the Knights of Columbus, Elks, the Rotary Club, and other civic groups should be added as Potential Partners.
 - b. Mr. Milano has already begun checking with other communities that have functioning Village Districts, and he will continue to collect information on how communities have structured their Village District regulations. He explained that the regulations would give the Commission some control over the architecture and design of renovations to existing buildings and construction of new buildings, based on the input of a Design Review Committee. He agreed to provide a report to the Commission when he has collected enough information.
4. There was no lead member identified for the TOD area as yet, but the Subcommittee decided that most of the interim steps that should be taken should be ones that don’t require a major commitment of resources:
 - a. Connecting with TOD-supporting organizations and learning what Technical Assistance might be available. (Mr. Killeen reported that Mr. Messoro had already reached out to the head of Economic Development in New Haven who also serves as the President of the CT Chapter of the American Planning Association, and that they may be able to offer some technical assistance with the train station area.
 - b. Providing navigation aids at the Train Station.
5. Vice-Chairman Biancur agreed to serve as the lead committee member overseeing the Beach and Beachfront strategies. The subcommittee did not have time during this meeting to discuss these strategies further but expected to do so at subsequent

meetings.

6. The Subcommittee believed that the strategies under “Making Connections” might be addressed on a Citywide basis and might begin to be addressed within the other strategy areas. Staff agreed to obtain copies of Complete Street Policies from other communities for the Subcommittee for the next meeting.
7. Chairman Hendricks commented that the implementation of the West River Watershed Management Plan was very important for the City to be part of, especially in view of efforts at the former Captain’s Galley property, bulkhead replacement along the shoreline, etc. The City needs to be in tune with the Watershed Management Plan. She agreed to serve as the lead member to oversee these strategies.

3. New Business/Next Steps

- a. The Subcommittee agreed that some decisions were reached tonight, but they should continue to work with the draft Action Plan over time and work to creatively complete tasks as resources become available and as other tasks are completed.
- b. The Subcommittee agreed that its next meeting would be scheduled at 6:00 PM prior to the regular Planning and Zoning Commission meeting of March 13, 2018.

4. Adjournment

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