

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
June 12, 2018

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on April 10, 2018 at 7:00 PM in the Council Chamber, 3rd Floor, City Hall, 355 Main Street, West Haven, CT 06516.

Present: Commission Chairman Hendricks, Vice-Chairman Biancur, Alternate Milano and Council Chairman Quagliani; 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 April 10, 2018

Motion was made by Vice-Chairman Biancur, seconded by Alternate Milano and passed 3-0 with Council Chair Quagliani abstaining since he was not present for that meeting.

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

Commission Alternate Milano asked to discuss Village Districts for West Haven. He noted that the POCD calls for the establishment of a Village District in West Haven, especially in the Center area. He has looked at the design guidelines in West Haven's current regulations, and he feels there are some good aspects of those guidelines, but he noted they are restricted to a 4-block area within the CBD District. He thinks we should compare our regulations to West Hartford. He thinks it should cover facades and substantial improvements.

Commissioner Biancur felt this should encompass a larger area than just the CBD, such as Captain Thomas Boulevard to Elm Street and Savin Avenue to First Avenue. Chairman Hendricks agreed there are many properties in this area that should be preserved.

Mr. Milano noted one example he saw on the West Haven Green, where the owner built and expansion on their property but they retained the original structure. Members discussed if this should be focused only on commercial/mixed use properties or should include residential properties. Mr. Milano noted that he believes it is required that the City hold a number of public workshops on the proposed district.

Mr. Killeen asked if the Committee would like to identify some of the major improvements they would like to see in the Center area, and that some of those might be accomplished by partnering with the Chamber of Commerce on projects like downtown tree-lighting, outdoor dining and special events. If there would be public workshops, it would be possible to discuss the proposed regulation and to also seek property owner/merchant support of

efforts to revitalize the Center/CBD. Mr. Killeen advised the Committee to seek support for the proposed Village District regulation by explaining it to local businesses in the context of revitalization.

Mr. Milano stated that he is concerned that we need to have something in the regulations soon in the event that certain key properties seek development approval before the regulations are in place. Mr. Biancur asked if we could have a draft regulation to look at by July. Mr. Killeen stated that it usually takes time to develop a regulation that will be supported by the community, and he suggested that Commissioners identify some of the objectives they would like to achieve with the Village District Regulation.

3. New Business/Next Steps

The Committee agreed on the following action steps:

- a. Alternate Milano will continue to work on recommendations for the downtown and the possibility of establishing a Village District. He will provide copies of case studies and draft regulations for the Committee to review.
- b. Council Chair Quagliani and Mr. Killeen had met prior to this meeting and will work on a summary of an approach to developing a Master Plan for the Allingtown area and working on a revised set of regulations for the RCPD District.

4. Adjournment

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