

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
June 26, 2018

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on June 26, 2018 at 6:00 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; 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 June 12, 2018

Motion was made by Vice-Chairman Biancur, seconded by Alternate Milano and passed.

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

Commission Alternate Milano reported on the material he had circulated to subcommittee members by email, including a paper he had written on Overlay Village District Regulations, case studies he had received and links to various regulations. Mr. Killeen noted that he had also forwarded copies of regulations from Ledyard, Ridgefield and Stamford. He also came across regulations from Hamden, which he will forward to the Committee members separately.

Members discussed the fact they would like this overlay district to mostly help guide design for historic buildings within the downtown area. They also saw the value of dealing with residential properties around the downtown, though they wanted to be careful not to make the regulation too onerous on homeowners.

Commissioner Messore commented that he feels it will be important to recognize that some properties in the downtown are probably too out of compliance with today's codes and may need to be torn down and replaced with new buildings. The Subcommittee members agreed that another value to having the Village District would be to guide the look and feel of new construction so that it would fit in with the character of the area.

Commissioner Messore stated that he would like to see the Committee and the P&Z Commission concentrate on areas of the City where other development is occurring, such as the Allingtown Area. He also noted that he had recently applied for designation of three West Haven census tracts as federal Opportunity Zones... two of those three areas were accepted, including Allingtown and the area near the proposed Haven development.

Commission Chairman Hendricks expressed interest in receiving information on this program, and Commissioner Messore agreed he would provide information for the Committee to review.

After further discussion, it was decided that staff should contact the Connecticut Conference of Municipalities to request a research project, which could include general studies on Village Districts in Connecticut and copies of sample regulations from other Connecticut communities, including some that are more urban and closer to the characteristics of West Haven.

Mr. Killeen reported that he and Council Chair Quagliani had discussed a possible approach to begin developing a Neighborhood Plan for Allingtown, which could be used as guide for considering changes to the RCPD District. Council Chair Quagliani noted there is a meeting of the Allingtown Coalition in September, which would be a good group to involve in this effort.

3. New Business/Next Steps

The Committee agreed on the following action steps:

- a. Mr. Killeen will forward additional information on Village Districts he receives from the Connecticut Conference of Municipalities for further discussion and consideration at the Subcommittee's next meeting on July 24, 2018 at 6:00 PM preceding the regular Planning and Zoning meeting that night.
- b. Council Chair Quagliani and Mr. Killeen will develop a summary of the proposed approach to developing a Neighborhood Plan for Allingtown, which will be considered at the next Subcommittee meeting, tentatively scheduled for August 14, 2018.

4. Adjournment

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