

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
July 24, 2018

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on July 24, 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, and Alternate Milano; 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 26, 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

The Committee members discussed the material that had been provided by the Connecticut Conference of Municipalities regarding Village District regulations around the State. By consensus, the members agreed they preferred the examples from Middletown and Hamden – Middletown, since it was a simplified regulation and Hamden, because it addressed village development for both residential and commercial properties.

Mr. Killeen explained that the Planning and Development office had received an application for a new apartment building at 2-8 Ashburton Place, which would involve the demolition of an existing building that is recognized as historic in the City's local historic property inventory. Pictures of the residential property at 2 Ashburton Place were circulated for review by the Subcommittee. Alternate Milano commented that, when he envisioned the Village District for the Center, he was looking for more of a commercial district extending down Campbell Avenue. The rest of the Subcommittee agreed, and they reviewed the map that was included in the recent POCD Land Use Plan showing the area envisioned for the Village District.

Commissioner Biancur stated that he did not want to see the Village District Overlay Regulations become a burden for homeowners who may want to undertake simple repair projects like replacing their siding.

After some discussion, Kathy Hendricks and Cathy Conniff agreed they would begin working on a draft regulation for the Village District Overlay. Chairman Hendricks commented that the process will be iterative, like with the development of the POCD, so it would probably take a number of months to refine the regulation to the point it could be brought out for public consideration.

3. New Business/Next Steps

The Committee agreed on the following action steps:

- a. Council Chair Quagliani and Mr. Killeen will present 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.
- b. The Subcommittee will review a draft of the Village District Overlay Regulation at the Subcommittee meeting tentatively scheduled for August 28, 2018. Mr. Killeen agreed that he would also try to complete a draft of the Complete Streets Policy that the Subcommittee had begun to discuss earlier in the spring.

4. Adjournment

There being no further business, meeting was adjourned at 6:45 PM