

MINUTES
PLANNING & ZONING COMMISSION
Special Meeting
Tuesday, August 13, 2019

A Subcommittee of the Planning and Zoning Commission conducted a special meeting on August 13, 2019 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, Commission Alternate Milano, 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 11, 2019 and July 22, 2019 Meetings

Motion was made by Vice-Chairman Biancur, seconded by Alternate Milano to approve both sets of minutes, and passed.

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

- a. Discussion of Amendments to Proposed Village District Regulations
 - Discussion of Special Meeting of June 18 and July 30 Workshop
 - Suggested Revisions to Draft Village District Regulations

The Committee discussed the fact that the two applications that were to be reviewed this evening following the special meeting will probably be continued to the September 24 meeting. As a result, the Commission may not want to schedule the Village District Regulations for public hearing that night as was originally discussed. The Committee decided it would be best to try to schedule a special meeting for that purpose. After reviewing the statutory requirements, it was decided that the Committee should recommend a special public hearing for the Village District Regulations on September 19.

Kathy reported that she had made some revisions to the draft regulations based on the special meeting of June 18 and the July 30 workshop. She removed the reference to vinyl siding and added an introductory sentence explaining how this would function as an overlay district.

The Committee asked how the proposed regulation might affect residential properties and asked staff to confirm how they would implement the 30% rule regarding visible changes to the exterior. In addition to facades of buildings, it was decided that staff should be reviewing the two sides of a building if they are visible from the street.

The Committee made the observation that the Commission and staff should review the sign standards at some point to determine whether modifications are needed in the proposed Village District.

b. Update on RPA/Bicycle Pedestrian Plan for West Haven

Mr. Killeen reported that he had spoken with Steve Dudley at the Regional Planning Agency about this project. Mr. Dudley stated that the RFP had gone out, the RPA has selected a consultant to do the project, and they are waiting for approval of the CT DOT of the proposed scope of work for this Plan. It is believed that the project will move forward in the near future and that the RPA will be looking for West Haven's guidance on planning for public engagement as part of this project.

c. Review of "Making it Work" Matrix. Discussion of Upcoming Priorities

The Committee said it would like to continue reviewing other areas (such as the waterfront and TOD) for future projects of the Committee.

3. New Business/Next Steps

- a. Preparation for special public hearing on Village District Regulations
- b. Continued review of "Making It Work" Spreadsheet

4. Adjournment

Meeting was adjourned at 6:55 PM.