

MINUTES OF CITY OF WEST HAVEN
PLANNING & ZONING COMMISSION SPECIAL MEETING

Monday, July 22, 2019
5:30 PM
Conference Room, 3rd Floor
City Hall, 355 Main Street
West Haven, CT 06516

1. Call to Order:

Chairman Hendricks called the meeting to order at 5:30 p.m.

Roll Call:

Commissioners Gene Sullivan, Kathy Hendricks, John Biancur, Alternate Commissioner Greg Milano, Commissioner of Planning and Development Fred A. Messori, ZEO Cathy Conniff and Assistant City Planner David Killeen. Also present: Hiram Peck, Robin Parsons.

2. Discussion of Upcoming Workshop on Draft Village District Regulations for West Haven Center, July 30, 2019

a. Meeting with Professional Planner Hiram Peck of Avon, CT

Mr. Peck introduced himself and explained he has worked in this field for over 30 years. He indicated he has worked in various Connecticut towns (including Greenwich, Simsbury and Avon) and has had the opportunity to work on Village Districts as well as Form-Based Zoning Codes. He is currently the Town Planner for the Town of Avon.

Chair Hendricks summarized some of the key elements of the draft Regulation. Mr. Peck complimented the Committee on the work that has been done so far on the draft Village District Regulation and offered a number of suggestions for consideration by the Commission:

- He felt the City should clarify how the process will work so that applicants have a clear understanding. He feels it needs to be streamlined and direct. Developers will lose patience otherwise.
- It is important to involve multiple groups from the community. He noted that one of his small group tables was facilitated by the Scouts. He said he always likes to invite four different groups of people to these sessions: property owners, business owners, developers, and NIMBYS (Not in My Back Yards).
- Mr. Peck suggested the City include more requirements for signage within the Village District.

- He was glad to see the use of Public Art included in West Haven’s draft regulation, but he cautioned that the City needs to be careful about safety and liability.
 - The process should be smooth. He thought a flow chart would be helpful, and he noted it is important to include as much information as possible on the website.
 - He wondered if there was too much emphasis on meeting setbacks. He wanted to make sure the City wasn’t encouraging development that would be too much the same.
 - Alternate Milano asked if the City should differentiate the regulations for residential areas vs. commercial areas. Mr. Peck commented that sometimes it may be good to identify subareas like this and set different goals for each.
3. Summary, Wrap-up – Chair Hendricks asked the Committee members to review the Sharepoint she had circulated by email earlier in the day and asked members to provide comments to her as soon as possible. She suggested that the Committee communicate by email during the week and that, if necessary, the Committee might want to meet next Monday night to prepare for next week’s workshop.
4. Adjournment: 6:25 p.m.
There being no further business, meeting was adjourned at 6:25 p.m.