

PLANNING & ZONING PLAN OF CONSERVATION AND DEVELOPMENT (POCD) SUBCOMMITTEE MINUTES
21 JAN 2020, 7:00 PM, CITY HALL AUDITORIUM, 110 RIVER STREET

A. Call to Order by PZ chair was at 7:00 pm.

B. Roll Call: B. Broedser, J. Castignoli, J. Kader, P. Kearney, J. Quish; *Staff:* J. Griffith, D. Sulkis, M. Greene
Several members of the **Conservation Commission** also attended to observe the meeting; including **Howard Haberman, Ryan Keeler, Carolyn Alling, Janet McAllister** and **Assistant Public Works Director/Acting Open Space Agent Steve Johnson**.

C. Election of Subcommittee Chair and accept subcommittee rules and procedures

PZ Chairman Quish invited nominations for chair. **Mr. Kader** nominated **Mr. Quish, Mr. Castignoli** seconded; passed unanimously.

D. Discussion and orientation regarding the purpose of the 2022 POCD—overview and path forward by Department of Permitting and Land Use (DPLU) Director

Mr. Griffith said some preliminary work had been done by the previous subcommittee. He stressed the importance of engaging the public, staff from other City departments, and consultants. He said a major DPLU objective was to create a robust and vetted document that goes beyond statutory requirement to renew a POCD every 10 years. He described the relationship between the POCD and Zoning Regulations. He said POCD goals can be implemented via the regulations and should serve as a guideline for board decisions. He said shared a list of Action Items from the last subcommittee and encouraged review of the items to see what had changed and could possibly be deleted or added, such as describing possibilities to incentivize environmentally sustainable designs.

E. Presentation and review of 2012 POCD and Subcommittee/public access to information

Mr. Sulkis reviewed the previous subcommittee's progress against the list of Action Items which mirrors the POCD table of contents (TOC); he said the group had discussed the list up to and partway through Housing. He said he would provide the Action Plan at the next meeting. **Ms. Kearney** asked if the previous members could report on what had previously been discussed for the benefit of the attendees from the Conservation Commission; **Chairman Quish** approved of the idea. **Ms. Greene** was asked about previous meeting minutes and advised that she did not have copies of previous meetings on hand at that moment, but they are online. **Mr. Sulkis** reminded the group that the meeting had not been advertised as a public hearing. **Mr. Griffith** and **Mr. Sulkis** discussed the advertising requirement for public hearings. **Mr. Griffith** said he would like to use the sessions as an open forum and would seek advice from the City Attorney's office regarding public comment. **Chairman Quish** expressed a similar hope and said if need be, all the meetings should be advertised as public hearings. **Mr. Griffith** asked Mr. Sulkis to put a line item into the agenda for public comment, as is done on other commissions. **Mr. Sulkis** said there was a need for structuring the meeting that could be affected by the freeform nature of public comment. **Chairman Quish** said he would need to keep the meeting on topic. **Ms. Kearney** said her goal wasn't to receive the attendees' comments, but to provide an overview of the topics already reviewed, noting that the first item in the TOC was Open Space and Recreation. **Chairman Quish** said minutes were in the Board Dropbox and on the website and encourage review of previous minutes. **Mr. Sulkis** said information resources like Mr. Johnson would be invited to meetings as a revised board, preliminary. **Chairman Quish** and **Mr. Griffith** discussed asking Mr. Johnson and other departmental experts to review the action plan list to see what should be in and what should be out. **Mr. Kader** and **Chairman Quish** discussed notifying other boards of POCD meetings when relevant topics are to be reviewed. **Mr. Griffith** said he would have a Board of Alderman liaison identified. **Mr. Sulkis** said other departments are sent meeting agendas as standard practice. He then asked for a decision about what will a quorum be; the group agreed that 3 members would be a quorum.

Chairman Quish asked board members describe their personal priorities, which generally centered on sustainability and quality of life and bringing good regulations to bear on these issues. **Chairman Quish** said the 2012 POCD document is very good and expressed surprise that so few applicants refer to it; he felt it should be applied to every project. Incorporating existing parks and be better set off. He described himself as pro-business, but with sensible development. Discussions of various development guidance possibilities ensued.

The group discussed tax abatements as a way of incentivizing the owners of farmland to consider alternatives to development and expressed a desire to explore them. **Mr. Griffith** noted that a roadmap is needed to support a good outcome after the affordable housing moratorium is over 2023 and that this issue should be discussed. **Mr. Sulkis** said statute on POCD documents make housing choice and multi-income support a required topic. There was discussion of the goals of the CGS 8-30g and its impact on local regulatory control. Further discussion touched on City-backed proposals to address the need for housing.

F. Discussion of Subcommittee and DPLU tasks and responsibilities—time ran out.

G. Establish Next Meeting – February 18, 2020, 7:30, after the PZ business meeting. **Chairman Quish** also said he would like a narrative based on a series of meetings on one topic, such as Open Space.

Attest: M.E. Greene, Rec. Sec'y