

**MINUTES OF THE PLANNING & ZONING REGULATIONS SUBCOMMITTEE MEETING, 4 SEP 2018, 6:30 PM,
CITY HALL AUDITORIUM, 110 RIVER STREET**

- A. Call to Order AT 6:44.
- B. Roll Call: J. Grant, S. Marlow, J. Quish, D. Sulkis, M. Greene
- C. Approval of Minutes of 21 August 2018: Approved unanimously.

D. Discussion of Status of Pending Regulation Changes

Amendment #13-18, #14-18, #15-18, #16-18, #17-18 and Overall Flood Text

DISCUSSION: Mr. Grant said he wanted to discuss the backlog of approved regulation changes pending adoption. He bracketed the time frame as being roughly 2014 to the present. Mr. Sulkis said that DPLU Director Joe Griffith favored a comprehensive review of Section 5.8 with input from CT DEEP rather than a piecemeal approach. He said that 5-18 and 2-18 were scheduled for a 2 October vote and that 2 additional items (3-18 and 4-18) were scheduled for tonight's meeting. Mr. Sulkis said a spreadsheet was being compiled to track the progress of all regulation changes.

E. Proposed Changes to Existing Regulations (proposed by SUB-COMMITTEE):

DISCUSSION: Mr. Grant said all of the off-street parking regulations on the agenda had essentially the same goal—removing most of the wording in each section. Mr. Sulkis said staff recommended replacing the deleted text with new language to support flexibility. A specific concern was the ability of a site to share parking with complementary uses, such as in a shopping plaza that could support retail parking by day and restaurant parking in the evening. Another example of effective shared uses could be those that are parking-intensive versus those uses that are not. Mr. Sulkis suggested that parking use flexibility could be achieved with a requirement to conduct a traffic study. He said he favored preserving the board's flexibility in this area. Mr. Quish discussed putting new language into a new section (5.1) in the regulations. Mr. Grant expressed frustration as he shared a list of pending regulation changes and various efforts he had made to get the changes finalized.

The subcommittee agreed to delay action on the following regulation changes pending staff suggestions for standards/methodologies such that the Board has more flexibility in regulating parking options:

- **3.10.3.5 OFF-STREET PARKING AND LOADING**
- **3.11.3.4 OFF-STREET PARKING AND LOADING**
- **3.12.3.3 OFF-STREET PARKING AND LOADING**
- **3.16.3.4 OFF-STREET PARKING AND LOADING**
- **3.17.3.4 OFF-STREET PARKING AND LOADING**
- **3.18.3.4 OFF-STREET PARKING AND LOADING**
- **3.19.3.4 OFF-STREET PARKING AND LOADING**
- **3.20.3.5 OFF-STREET PARKING AND LOADING**
- **3.21.3.5 OFF-STREET PARKING AND LOADING**

Adjournment was at 7:17.

Attest:

M.E. Greene, Board Clerk