

**MINUTES OF THE PLANNING AND ZONING POCD SUBCOMMITTEE SPECIAL MEETING HELD
Wednesday, January 13, 2021 AT 6:00 P.M.**

Call to Order was at 6:05 pm.

Roll Call: J. Kader, P. Kearney, J. Mortimer (end of meeting), J. Quish, M. Greene

Absent: J. Castignoli

Discussion of Commercial Corridor/Areas section of the existing POCD

Chairman Quish asked the group to discuss the high-level concept of Corridor Design Districts with their collective mission of guiding the mix of uses that surround the main traffic arteries of the City, namely, the Boston Post Road, Bridgeport Avenue, Naugatuck Avenue, and New Haven Avenue. He also noted that consideration would be made in the future of additional design districts, namely the center design district (downtown green area), waterfront, and Housatonic design districts. He asked the group to think about ideas to add to the existing POCD description of the corridor design districts, which was screen-shared for discussion. Ideas included upgrading streetlights and signage as has been done in Devon Center. This led to further discussion of the characteristics and possibilities in the CDD2 area. Chairman Quish said he thought that at the conclusion of the moratorium on affordable housing development, a plan would be needed to provide more direction for locating affordable housing; he wondered about blending the use with luxury or market-rate apartment development on larger tracts of land, rather than wedged into residential neighborhoods. The group discussed the growth of art-oriented and recreational small businesses in the Walnut Beach area along with beach-themed eateries. Chairman Quish noted that such businesses would be greatly benefited by having more residential density and foot traffic. **Mr. Kader** credited the current POCD with identifying and encouraging this new neighborhood hub at Walnut Beach and felt it boded well for setting goals in other neighborhoods. He added that the Dockside Brewery had revitalized Devon Center, bringing many customers into the area. **Ms. Kearney** noted a variety of mixed uses along Naugatuck Avenue that is not as coherent as the beach area; **Chairman Quish** said he thinks the corridor is under-utilized. He felt an opportunity exists to help direct transformation thought the next POCD. **Ms. Greene** asked the group to consider the implications of the flood zone in the CDD-2, closer to the shoreline. **Mr. Kader** agreed that consideration should be taken of potential future damage to the area noting that a large amusement center once existed along that portion of the shoreline but had been wiped out in a hurricane in the 1950s; he said he remembered seeing remnants of buildings at Silver Sands beach as a child. **Chairman Quish** said an overarching goal is to inspire resiliency in the community. Along the lines of resiliency, **Ms. Kearney** expressed concern about all the big box stores going out of business and how this would affect the corridor along Route 1. She asked if incentives might be offered to encourage certain uses. **Chairman Quish** thought it would be beneficial to consider one or two design districts per meeting and wanted to plan which ones for the next meeting. **Ms. Greene** suggested that the biggest artery might be a place to start—the Boston Post Road, comprising zones CDD-1 and CDD-5. **Ms. Kearney** liked the idea and encouraged members of the group to drive along the Post Road and note which of the stores along the route have closed and what has taken over. Examination of the map for CDD-1 led to discussion of the “gateway” approach to Milford’s downtown are via Cherry Street. The group felt it lacked the charm it should provide as a welcoming area to the historic green area.

Mr. Mortimer joined the group, having mistakenly thought the meeting would begin at 7:00; he asked for a later meeting time in the future due to his work schedule.

The group agreed to hold another special meeting on Tuesday, January 26, at 6:30.

ACTION ITEM: **Chairman Quish** asked staff to provide a link in the 1/26 agenda that extracted both the POCD references and regulations for the CDD-1 and CDD-2 zones.

Approval of Minutes of 12-29-20 was unanimous.

Adjournment was at 7:14.