

**PLANNING & ZONING PLAN OF CONSERVATION AND DEVELOPMENT SUBCOMMITTEE MINUTES,  
15 OCTOBER 2019, 6:30 P.M., CITY HALL AUDITORIUM, 110 RIVER STREET**

- **Call to Order** was at 6:30 pm.
- **Present:** P. Kearney, S. Marlow, J. Griffith, D. Sulkis; **Absent:** J. Kader, J. Quish
- **Review update of Action Plan Items from POCD 2012**

**Mr. Marlow** chaired the meeting in Mr. Quish's absence. He asked Mr. Sulkis' opinion on how the group's review was progressing; **Mr. Sulkis** expressed confidence that the timeline was adequate. **Mr. Griffith** expressed a sense of urgency about more engagement of community members and other stakeholders; he felt more time would be needed for this iteration of the POCD. He said he wanted to identify additional new action items. **Mr. Marlow** said his impression was that the subcommittee's approach would be to review the current document first, then add any new features. **Mr. Sulkis** stressed that the POCD document is under the board's control and that while the public was involved, the content was authored by the board. **Ms. Kearney** asked about having Open Space/Natural Resources Agent Steve Johnson and Recreation Director Paul Piscatelli attend a committee meeting. She also asked who the resource(s) would be for coastline expertise. **Mr. Sulkis** said Floodplain Administrator/DPLU Director Griffith and Inland Wetlands Officer MaryRose Palumbo would likely be involved, but other experts such as from DEEP can also be invited to meetings.

Discussion turned to the 2012 POCD documentation. **Mr. Marlow** asked about Item 12's lack of a status on the action item spreadsheet, specifically Fowler Field. **Mr. Sulkis** said Paul Piscatelli could provide the best update. **Ms. Kearney** read a clause saying part of the field could be identified for other activities than the current uses. **Mr. Marlow** said public input would be important in prioritizing such changes. **Mr. Sulkis** said he didn't want to speak for Mr. Piscatelli, but that during informal discussions they'd shared, the Recreation Director seemed to feel that there was no shortage of playing fields in the City today.

**Mr. Marlow** said he was satisfied that the group had taken a look at:

- Open Space and Recreation, page 23
- Agriculture, page 53

And would now start reviewing:

- Coastal resources and Long Sound, page 41
- Housing, page 61.

**Ms. Kearney** asked staff if much had changed with these items. **Mr. Griffith** and **Mr. Sulkis** described aspects of the National Flood Insurance Program, administered by FEMA, explaining how it affects flood insurance premiums paid by shoreline Milford citizens. **Mr. Griffith** said the committee should review the City's involvement. **Mr. Sulkis** said development on the shoreline could be guided by planning and zoning regulations in support of coastal flooding mitigation. **Mr. Griffith** and **Ms. Kearney** agreed that the POCD must be a non-static working document. **Mr. Marlow** said the board's only real tool is the use of regulations. **Mr. Sulkis** observed that some changes will probably be politically charged. The group discussed various approaches to dealing with sea level rise. **Mr. Sulkis** also noted that the POCD document is used by Milford's Economic Development Office for grant-writing as well as by other governing and funding entities to show a the city's priorities.

**Ms. Kearney** asked why erosion control (P42) is difficult; there was no clear answer among the attendees. The group speculated that action by beach-front private property owners could be harder to coordinate if a goal was set for large-area flood mitigation. There was discussion of jurisdictional issues with the state as well. She also asked about the need for public services and non-programmed public park space (P44). Discussion returned to Fowler Field and the public displeasure during the last public review of the topic.

**Mr. Marlow** asked whether the agencies that regulate coastal resources are best for overseeing and enforcing coastal programs (P43). **Mr. Sulkis** said this information may emerge when experts from these agencies are brought in to discuss the POCD document. He said the Long Island Sound Program reviews different classes of coastal resources and issues at the state level.

- **Discussion of next tasks.**

**Mr. Marlow** asked if the group felt that the evening's review of issues regarding Long Island Sound was sufficient; the group was satisfied with it. He noted that the next topic is Housing, which the group previewed in brief.

- **Adjournment was at 7:18.**
- **Next Meeting – November 21, 2019**

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