

MINUTES OF THE PLANNING AND ZONING POCD SUBCOMMITTEE, Wednesday, March 30, 2022, 6:30 P.M.

- A. Call to Order** was at 6:30 pm.
- B. Roll Call:** J. Quish, J. Mortimer, J. Kader, J. Castignoli/ STAFF: J. Griffith, D. Sulkis, S. LaFond
- C. Topic for discussion:** Review of Plan of Conservation and Development (POCD) chapters: Public infrastructure; Sustainability; Transportation

Mr. Quish opened the virtual meeting. He advised the City has an ok to sign a POCD agreement with a consultant. We will be cost-conscious and selective in how we spend the money and do not expect to have the consultants at every meeting. Mr. Griffith said this is a time and material contract, not to exceed \$45K, and he will sign and send out the agreement tomorrow. Mr. Quish encouraged the subcommittee to stay focused and make headway each meeting. He expressed a desire for accountability and clarity of mission prior to each meeting.

Mr. Sulkis shared his screen and displayed the agenda. We need to discuss Infrastructure, Sustainability and Transportation. Graphics for some or all will need to be updated.

Public Infrastructure and Buildings: Graphics showed total program expenses. Education is the largest portion of expenses. Mr. Sulkis stated BOE pupil numbers have been declining, which could affect the infrastructure, based on the BOE discussion and media. Mr. Quish asked Mr. Sulkis to obtain the current table from a representative of the BOE to see enrollment; Mr. Castignoli concurred. Enrollment has been declining, but BOE expenses have been rising. Mr. Sulkis indicated variation in attendance is historically cyclical. Mr. Quish believes that cyclical model may not repeat due to aging population and expense of housing in Milford for families. Mr. Griffith suggested there is a resource at BOE that can update this document for us, perhaps Mr. Bradbury or Mr. Richetelli. Mr. Sulkis reminded the committee we do not have a big impact on what the BOE does. Mr. Castignoli reminded the committee of the creation of Lexington Green and subsequent add on to Mathewson School. Mr. Sulkis indicated more affordable housing would attract younger families which could steady or increase our school population enrollment. Mr. Kader referenced a New York Times article which stated Milford was the number one place to which young people were looking to move. Mr. Quish concurred. He said we have physical infrastructure for possibly 1000 more children, not certain about staff availability. Mr. Griffith asked Mr. Sulkis to have the amended draft of the section from the BOE available at the next POCD meeting. Mr. Sulkis will have MIS update the graphic. St. Gabriel's school is now closed, for example, which may be acquired by the Boys and Girls Club.

Mr. Sulkis moved on to Milford Government and Public Safety Buildings. Mr. Quish said the Army facility was decommissioned. Mr. Sulkis will update. He questioned whether the City is still planning to move the health department to that facility. Mr. Quish believes the City does still own it and is currently using it for Fire training. He said the Fire station is now complete on New Haven Ave which Mr. Sulkis agreed to update. Mr. Mortimer asked if potential Police training facility is complete. Mr. Castignoli confirmed they are using the former Simon Lake school. Mr. Sulkis suggested we add the future site of the Police Department. Mr. Sulkis pointed out the future health department location at a facility on Seeman's Lane; another update he will make. Mr. Griffith asked Mr. Sulkis to get all the updates on a GIS layer. He will ask John Hagen in MIS.

Mr. Quish indicated Eugene Livshits at SCRCOG previously offered time and resources for mapping. Mr. Sulkis indicated the map layers are most easily provided by our MIS department. Mr. Griffith requested separate layers for 2012 and 2023. He said if we need more cooperation from MIS, we can tap other resources such as the mayor's office. Discussion of the Firehouse Arts building on Naugatuck Avenue. Mr. Sulkis indicated a private art gallery and studio and live/work units, shown on the map, have not materialized. He said the Walnut Beach Revitalization Committee worked toward it but has since disbanded. Mr. Quish suggested with the advances in technology, a better image should be used. He would like to ask our consultant for state-of-the-art illustration. Mr. Griffith reiterated the first updates must be made by the MIS Department, then to the consultant. Mr. Sulkis stated Stowe Arts Barn has also not come to fruition. Mr. Quish believes the private gallery on Naugatuck Avenue may be the project location now.

Public Safety Facilities – descriptions. Mr. Sulkis said we need to review and update if need be. Mr. Quish said font is unappealing. Mr. Sulkis said consultants will improve.

Sewer infrastructure and capacity – Mr. Sulkis to check with Sewer Commission for updates. He indicated the pump stations have been repaired but no new stations added. Also, Capital Improvement Plan information needs to be updated. Mr. Griffith asked to go back to the Sewer Commission and suggest the sewer usage has changed. Document should show what direction the city wants to go with residential and commercial development and the ability of the city sewer system to handle growth. Mr. Mortimer said that would be critical information. Mr. Sulkis will acquire updated information. He stated the city has not extended sewer service to the

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northern portion of the City that did not have it at the time of the last POCD. Mr. Sulkis said upgrades have been occurring for floodproofing of the Housatonic station. Mr. Quish said coverage info and capacity would be valuable; a representative should be available to answer questions and provide data. Mr. Griffith said the mall, for instance, is retail obsolescence and increased restaurant usage, increasing sewage output. We need to investigate the tipping point. Mr. Sulkis said the utilities should be looking at our zoning and seeing the potential for maximization of their utility. Mr. Quish suggested someone from the Wastewater Division should attend, along with someone from the Sewer Commission. Mr. Sulkis will arrange. Mr. Griffith concurred that a source from the Sewer Commission at the meeting is needed. Mr. Mortimer said both attendance and data provision from attendee are important. Supt. Of Wastewater can be invited per Mr. Sulkis. Mr. Quish again stressed better graphics are needed. Mr. Sulkis explained the sewer line has not been extended north due to physical reasons. That area's main line feeds to Housatonic wastewater treatment facility which travels up Wheelers Farms Road. The area is all shallow bedrock where Wheelers Farms meets the Parkway. The only place they can really run it is thru the former Avalon site near that intersection, where CT Center for Child Development is located. Installation of the sewer line requires deep blasting because it is gravity fed. Mr. Castignoli asked what was approved next to Southwick. Mr. Sulkis clarified in 2005, a 55 and older community in a different form than the existing townhomes was approved. The applicant came in last year to tweak the regulations to move a line on the site. The original concept was to share driveway, drainage etc. with original Southwick. Now they had to adjust the site via our zoning to allow independent development. Mr. Quish explained we reduced the minimum 5-acre rule so they could still exist. Mr. Sulkis confirmed a large apartment type building is going there, probably close to but under 100 units in 3 stories, as approved in 2004/5. Original concept was assisted living with part of the facility providing services to age in place.

Mr. Sulkis pointed out the current 40 sewer pump stations. Mr. Quish commented it is a huge number of KW hours to run 40 pump stations. Suggested solar or methane capture be incorporated. Mr. Sulkis said 60% of city's waste goes to the Housatonic Wastewater Treatment Facility. He advised years ago, they came before the board because he believes methane was eating away at the long run of the line from the pump station on West Ave to the Housatonic facility, such pipes which have been replaced.

Mr. Griffith said stormwater management – i.e., M4 standards - has changed significantly and asked who the data source would be. Data would come from City Engineer per Mr. Sulkis. Mr. Quish asked if we have resiliency mandate and/or grant money for infrastructure including stormwater. Mr. Sulkis indicated the city worked diligently to track down and seal leaks in the stormwater system.

Telecommunication towers – Mr. Sulkis said CT Siting Council can give us updates. Changes to technology to the smaller 5g high frequency units being installed on telephone poles. There will likely be a new tower on Route 1 near Firestone Tire center. Mr. Griffith asked who we would contact for updates. Mr. Sulkis indicated he will contact the Siting Council. Mr. Griffith asked how granular we need to be to track these smaller units. Mr. Sulkis indicated it is nice to know the information, but we have no influence over it. Mr. Griffith acknowledged this system's independence regarding the development of Milford and noted at some point this may drop from POCD topics. Mr. Quish asked what we want to say about technology – we were looking at a microgrid downtown; should we look at microgrid and incentivizing more density micro grids/fuel cell technology. Stormwater collection and reuse could be incentivized. Wind tech is not that valuable in CT; Solar and geothermal are possibilities in the infrastructure that underpin some sustainability.

Mr. Quish suggests we create key language to incentivize sustainability in each section. Electricity, stormwater management, sustainable design, potential geothermal and water generated power. Mr. Sulkis said key words are incentivizing; regulation subcommittee would want to encourage solar power or water management regulations. Reward participation with taller buildings or higher density. Mr. Quish said he has seen attorneys use the argument that something is consistent with a city's POCD. He suggested developers can come up with their own ideas. Mr. Sulkis said the mechanism to get a particular kind of change or use must be something in the regulations. We currently have no mechanism to permit it.

Mr. Griffith addressed data collection – can we look at the rate at which single family homes are having solar collectors installed. Curve is steepening. Maybe residential solar doesn't need to be incentivized; commercial uses may need those incentives. POCD doesn't have a lot to say about single family homes. Mr. Mortimer stated municipal buildings should have solar. Mr. Sulkis advised that City Hall and Parsons Center are on a microgrid. Mr. Quish clarified it is emergency use only.

Mr. Kader excused himself from the meeting at 7:30pm.

Transportation: Mr. Mortimer suggested as we replace city vehicles, we should go electric; wants more solar for municipal buildings. Sustainability section has dates for less dependence on gas and oil; he suggested we move those up. Mr. Sulkis pulled up the energy

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plan. A committee was appointed by the mayor called the Milford Energy Advisory Board. They worked on a plan over the past year to look forward toward sustainability, e.g., reduce net carbon emissions by 2050. Mr. Quish indicates we can set our own goals to be more aggressive. Mr. Griffith said we can't bring building code into the POCD but other concepts may be transferrable. He said if you look at concepts such as composting, you want to see that restaurants have some ability to compost; look at things like that to be part of our regs and POCD. Mr. Quish said we need to look at where we can incorporate concepts and goals into our POCD docs and regulations. Mr. Sulkis said we are not authorized by statute to tell people what to do with their garbage; we can only tell them to put it into an enclosure. That would be an ordinance. Mr. Griffith said Public Works would need to have the capacity to accept the waste, and the implementation would be through zoning. Mr. Sulkis said Switzerland has separate compost bins that the city retrieves; Mr. Mortimer said CA has green waste bins alongside garbage and recycling. Mr. Griffith said private parking facilities are putting in electric charging facilities which may be able to be included in the regulations. Mr. Quish asked Mr. Griffith if we should incorporate a statement of consistency with the Milford Energy Plan. Mr. Sulkis mentioned the replacement of fossil fuel in cooking; what would we replace the fossil fuels with and what would the cost be. Mr. Griffith said if Milford wants to become carbon neutral, we need to offset with photovoltaic collectors on home roofs. Mr. Quish believes numbers represented need update; electric rates have gone up substantially over the past year per. He suggested BOE demand that the bus company we contract with should use alternative fuels such as biofuel or electric. Mr. Griffith noted the City policy for electric vehicles. He said we are getting hybrid vehicles (some sedans and SUVs) and one or two electric cars. Mr. Griffith asked Mr. Sulkis to find out the policy from Public Works. Mr. Quish asked about charging stations at Stop n Shop on Bridgeport Avenue. They have been approved.

Mr. Quish asked for a list of deliverables be included in the minutes. Discussion on future meeting dates. Mr. Quish would like 2nd and 4th Wednesdays for POCD meetings; this would be April 13 and April 27. Mr. Sulkis believes we need another month or two of twice a month meetings to catch up, then we can reevaluate with the consultant.

Minutes from the 2/15/22 and 2/23/22 was made by Mr. Castignoli; seconded by Mr. Mortimer.

Mr. Castignoli asked if the City Attorney's Office can brief the Board on legal matters in executive session for the mall. Mr. Sulkis will ask the City Attorney if there is anything to update. He stated that should there be information to be shared, we would have to add it to an agenda as a specific item in executive session.

- D. Members suggestions** – none
- E. Minutes** from 2/15/22 and 2/23/22 were approved unanimously.
- F. Adjournment** was at 7:52 pm.

S.R. LaFond, Administrative Assistant, DPLU