

## MINUTES

### PLANNING & ZONING PLAN OF CONSERVATION & DESIGN SUBCOMMITTEE, WEDNESDAY, 11 JAN. 2023, 7:00 P.M.

A. **Call to Order** was at 7:00 pm.

B. **Attendees:** J. Castignoli, J. Kader, J. Mortimer, J. Quish / **CONSULTANT:** A. TECZA / **STAFF:** D. Sulkis, M. Greene

**Chairman Quish** opened the meeting. He said meeting goals were a status update from consultant Adam Tecza and to review ideas about polling the community.

#### C. Topic for discussion:

##### 1. **Update on POCD document**

**Adam Tecza** advised the group that he's been working with Mr. Sulkis to finalize POCD topics that weren't covered earlier. He said the document is not yet in draft form but has a substantial amount of content. He said all recommendations currently in the plan will be shared and collected in one place. He asked the group to eliminate some recommendations, revise them, or identify items for more work by the group. **Chairman Quish** asked if they included findings from the previous 2 years of meetings. Both **Mr. Sulkis** and **Mr. Tecza** agreed this had been done. **Chairman Quish** stressed that past and present members of the POCD subcommittee had performed a great deal of work. **Mr. Tecza** said this meeting presented an opportunity for the current subcommittee to react to the list. He shared a screen that showed each page organized by section. It included a comment space to allow for group revision. **Chairman Quish** asked how responses would be classified; **Mr. Tecza** said that during the next editorial pass, the list would be modified based on responses received. **Mr. Sulkis** said he would share another goals document that eliminated items already accomplished. **Mr. Tecza** said he would forward the next day, asked for responses by 1/20, and said another update meeting would occur on 1/24. He then left the meeting.

**Chairman Quish** asked if incoming responses would be shared among the group. **Mr. Sulkis** said comments would be funneled through **Mr. Tecza** so he can synthesize the document and provide a productive basis for discussion. **Mr. Mortimer** said the group should review the document prior to discussion. **Chairman Quish** asked if they should be doing something in parallel. **Mr. Mortimer** said he feels confident in the direction the project is taken but would like to raise the visibility of the document's content. **Mr. Castignoli** said developers aren't invested in what's best for the city; that's what the board is meant for. **Chairman Quish** brainstormed ways of incentivizing conformance to the POCD mission statement. **Mr. Castignoli** said it's incumbent on the board to be aware of the POCD in their deliberations. This board will raise awareness because they worked on it, but others will not have that experience. **Mr. Sulkis** said the POCD is a policy document, but its enforcement "teeth" are the zoning regulations. He said the board can use the POCD as the basis for changing zoning regulations as it recently did in considering whether the CDD3 zone should allow housing. **Chairman Quish** thought onboarding new members should stress knowledge of the POCD. **Mr. Sulkis** described the flow of review, debate, and decision-making that can create zoning regulation changes, noting that the board or any citizen can apply to change the regulations at any time. Discussion ensued on preventing unintended consequences of changes and also about how regulation interpretations are made by applicants. **Chairman Quish** said he wanted a mission statement that is informed by new language coming out of recent legislation. He asked Sulkis to resend his synopsis of these changes. **Mr. Sulkis** reminded that changes can be made at any time, not just during POCD review, referencing the recent example of a regulation change required by the state for electric vehicle charging stations. He said he would review a memo he issued previously, update it, and then provide it to the board. **Chairman Quish** suggested discussion by the full board. He asked about the agenda for the next regular meeting, but it was deemed too soon to coordinate the material. **Mr. Kader** agreed about increasing the exposure of the POCD. **Chairman Quish** said he was excited about incorporating conditions for new projects such as including requirements for sustainability.

##### 2. **Committee member suggestions/comments** --None

D. **Minutes** from 11/30/22 were approved unanimously.

E. **Adjournment** was at 7:56.