

**PLANNING & ZONING REGULATIONS SUB-COMMITTEE AGENDA FOR MEETING MAY 1, 2018 AT 6:30 P.M.
AT CITY HALL AUDITORIUM, 110 RIVER STREET**

- A.** Call to Order by Chair John Grant at 6:35.
- B.** Roll Call: J. Grant, S. Marlow, J. Quish, J. Griffith, D. Sulkis, S. Harris, M. Greene
- C.** Approval of Minutes, not acted on.

D. Status of Pending Regulation Changes: N/A

E. Previously Discussed Proposed Regulation Changes: N/A

F. ~~Proposed Deletion of Section 10.1 Authority~~

This item was removed from the agenda.

G. Proposed Changes to Existing Regulations (proposed by J. Grant):

- 1. Amendment #3-18 - 3.11.2.9 Recycling plants and Junk yards

DISCUSSION: **Mr. Grant** said repeal of Statute 14.67k supported the subcommittee's proposal regarding recycling plants and junkyards. **Mr. Sulkis** and **Mr. Harris** discussed litigation at 990 Naugatuck, where the state asserted jurisdiction over junkyards and recycling plants. **Mr. Marlow** expressed concern that local regulators would have nothing to say about such activities, but acknowledged the state had acted. **Mr. Grant** said he heard a consensus to delete. **Mr. Harris** said the City Attorney would need to approve the change. **Mr. Grant** said he would format the regulation change for the board for a vote. **Mr. Griffith** discussed the format of the regulations and they agreed it would be prepared by DPLU Admin. Susan LaFord.

- 2. Amendment #2-18 - Section 4.1.7 Fences and Walls

DISCUSSION: **Mr. Grant** said he wished to specifically preclude the use of razor wire in a residential area. **Mr. Harris** suggested prohibiting razor wire entirely. **Mr. Quish** noted that there is a military installation on Seemans Avenue that might require it. **Mr. Griffith** suggested that any kind of security wire require a Special Permit. **Mr. Harris** agreed, saying this would give applicants flexibility; he suggested limiting security wire to only 3 zones. **Staff** agreed to work on new proposed language.

H. Proposed Changes (proposed by staff):

- 1. Amendment #11-17 - 3.1.5 Prohibited Uses

DISCUSSION: **Mr. Grant** asked for clarification on storing equipment in a garage. **Mr. Quish** asked about trailers with tools, such as used by a general contractor with a pickup or van and a tool trailer. **Mr. Grant** was concerned that general contractors couldn't park their vehicles. **Mr. Harris** said many landscapers are using this arrangement and that while company trucks or cars are fine, when equipment accumulates, it starts to violate the residential nature of the zone and generates complaints. There was discussion of tracking whether vehicles are registered as commercial by the DMV. **Mr. Quish** suggested finding specific language. **Mr. Marlow** said the intent is to clarify interpretation in gray areas. **Mr. Griffith** said the issue was limiting the number of commercial vehicles in a residential area. The group discussed commercial vehicles on city streets. **Mr. Griffith** contrasted enforcement of commercial equipment restrictions versus a restricting a trailer that hauls a pleasure boat. **Mr. Grant** and **Mr. Quish** were concerned about inhibiting small business. **Mr. Grant** said neighbors can quickly accumulate parked vehicles plus a boat part of the year. **Staff** agreed to work on new proposed language.

- 2. Amendment #5-18 - Flood Hazard Regulations 5.8.13.1
- 3. Amendment #4-18 - Definitions 11.2

DISCUSSION: The group discussed a potential new definition of Base Flood Elevation (BFE) and how it has been applied to single versus multi-family structures. **Mr. Griffith** described CRS-based discounting for flood insurance premiums and the goal of improving Milford's CRS rating. He said setting a higher BFE for multi-family homes discourages development of them in a flood zone. He said it would pertain to 8-30g developments because safety can be considered as a factor. There was discussion of 100-year storms versus 500-year storms with reference to wave height. Mr. Griffith said all grant-funded projects must meet 500-year requirement. He said housing more people in a structure raises the need for more safety. There was further discussion of the variety of ways applicants implement elevating structures. The group decided that the new language would apply to both single family and multi-family housing.

I) Adjournment was at 7:29.