

**PLANNING & ZONING REGULATIONS SUBCOMMITTEE MINUTES FOR MEETING 2 JULY 2019 AT 6:30 P.M.
AT BOARD OF EDUCATION MEETING ROOM, PARSONS CENTER BUILDING, 70 WEST RIVER STREET**

- A.** Call to Order was at 6:55pm.
- B.** Roll Call: D. Sulkis, M. Greene, S. Harris, S. LaFond, J. Quish, S. Marlow, P. Kearney
- C.** Minutes of 4 April 2018 **approved** unanimously.
- D.** Elect Chair: Nomination of **Scott Marlow** by **Mr. Quish**, **Mr. Marlow** seconded; **approval** was unanimous.

Discussion ensued regarding review of the spreadsheet of current and pending Amendments. The group agreed that a meeting was needed to discuss the list. **Mr. Quish** and **Chairman Marlow** will meet on Tuesday July 9th at 3:30pm in **Mr. Sulkis'** office.

- D.** **Staff up-date on Status of Pending Proposed Regulation Changes:** Not at this meeting.

- E.** **Discussion on Proposed Changes to Existing Regulations (proposed by The City of Milford):**

Amendment: # 3-19 Self Storage Usage and Facilities

Mr. Sulkis explained that the City is proposing this to create new regulations for self storage facilities. He said Community Development Director Julie Nash previously advised the board that she has had multiple inquiries to place self storage facilities along the Boston Post Road and in other prime retail districts. She has stated that these facilities do not generate business in areas zoned for doing exactly that. **Mr. Sulkis** said the City would like to limit these facilities to areas with less traffic, preferably zones already approved for warehousing use. **Mr. Quish** asked what the tax revenue difference is between a self storage facility and that of a retail location; **Mr. Sulkis** said he would consult the Assessor for an approximate comparison. He clarified that the Amendment under discussion would allow use in the HDD zone only. **Mr. Sulkis** and **Mr. Quish** discussed the format of the Amendment and various zones included or excluded. **Mr. Marlow** initiated discussion on future allowed locations for Self Storage facilities.

Mr. Quish motioned to **approve** that the Amendment be submitted the motion to the full board; **Mr. Marlow** seconded; the motion **passed** unanimously.

- F.** **Suggestions for regulations changes:** Not at this meeting.
- G.** **Adjournment** was at 7:23 pm.
- H.** **Next Meeting** – August 6, 2019

Attest:

S. LaFond/M.E. Greene, Board Clerks