

**MINUTES FOR A PUBLIC HEARING ON THE
PLAN OF CONSERVATION AND DEVELOPMENT
HELD BY THE PLANNING AND ZONING BOARD
ON TUESDAY, AUGUST 28, 2012; AT 6:00 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

Acting Chairman Edward Mead called to order the second public hearing for the public to give comment on the Draft of the Plan of Conservation and Development at 6:00 p.m.

Members Present: Jeanne Cervin, Ben Gettinger, John Grant, Michael Casey, Dan Rindos, Tom Nichol, Edward Mead, Acting Chair.

Not Present: Mark Bender, Chair; Ward Willis, Joseph DellaMonica

Staff: David Sulkis, City Planner; Phyllis Leggett, Board Clerk

Ann Berman, 77 Pelham Street. Four things she is interested in 1. Wants to see a plan more specific to take special roads, especially in neighborhoods near schools where children can go to school on their bicycles and get out of school buses. As the gas prices get higher more people would like to ride their bikes. She does not feel safe riding her bicycle on the streets the way they are now. 2) Worked with Mr. Harrell on walking trails through the City, mainly off street. There are areas where the land has gone fallow, or perhaps where taxes have not been paid. She noted the area between Melba Street and New Haven. Also, from Brewster Road across to Melba; at Foran High and a park that the Land Trust owns that would go all the way to Point Beach Drive. Would like to see walking trails developed to connect these spaces. 3) See more spaces for pocket gardens. Smaller, more private community gardens. 4) Introduction to the plan advocates for energy sustainability. Happy about that. She would also like to see that in the schools. Would like to see the Building Department promoting geothermal instead of using oil or gas. These new energy efficient techniques should be implemented in public buildings or new construction and new housing developments.

Tim Chaucer, 104 Hawley Avenue. He is a former elected member of the P & Z Board. He respects them and the time they spend in this position. Prospect Street prior to 2002 was zoned a residential street and then it became Milford Center Design District. Prospect Street is probably the most historic street in Milford because the early home lots were there, including the Reverend Peter Prudden. The first settlers of Milford were buried in Peter Prudden's backyard garden. Eventually a lot of that open space became the Milford Cemetery. It became zoned as the Milford Center Design District in 2002 and would like someone on the Board to initiate turning it back to the R-12.5 zone which it had been since the early settlers came.

The second issue is Fowler Field. Fowler Field was open space since 1931 when the Milford Open Space refuge was established by State statute. In 2002 it became MCDD. When he speaks to people they cannot believe that development could take place at cherished Fowler Field. He believes Mr. Plattus heard the voices of the people and recommended that it remain a park and open space and he hopes that someone will remove the Milford Center Design District from Fowler Field.

**MINUTES FOR A PUBLIC HEARING ON THE
PLAN OF CONSERVATION AND DEVELOPMENT
HELD BY THE PLANNING AND ZONING BOARD
ON TUESDAY, AUGUST 28, 2012; AT 6:00 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

Mr. Chaucer stated he was troubled by Mr. Plattus recommending a green area from the harbor over. A green area is nice but under coastal management regulations water dependent uses such as the boat launch are a top priority, so how could you have a green area without people being able to get their boat down to the boat launch. He launches his boat at the Fowler Field ramp and it is natural that there be a paved area to get to that boat launch ramp.

Barbara Milton, 32 Elm Street. Speaking on green infrastructure. The cities face aging infrastructure and lack of funds to replace it. Milford uses the same underground pipes for storm water as sewage. Overflow and runoff and pollutants go into the Sound.

Ms. Milton read from a report on Green Infrastructure which uses natural processes to carry out the functions of man made systems mainly by intercepting water before it runs into streets and waterways; to store it in soil and plant roots, which clean it for gradual release through percolation or evapotranspiration. The Board members received a copy of this report which was date stamped into the record.

John Knuff, Esq., a Milford attorney representing Cerruzzi Holdings which recently purchased the former Showcase Cinema site. No tenant has been identified and no lease has been executed, although the site is currently being marketed. The site has been vacant since approximately 2005. Since that time a number of retailers have looked at the site and have chosen not to pursue it. It is believed that the lack of interest is that the site has certain qualities that make a commercially viable project challenging. Cerruzzi purchased the property understanding what those challenges are and also with the knowledge it gained in Milford through two other challenging sites Ryder Park and Jai Alai, both of which have been very successful.

Cerruzzi has faith in the City and its potential and understands the importance and opportunity that this site presents in the fact that it has two faces, the Post Road and Cherry Street. They also understand that the City has an interest in making this site productive again, particularly in terms of generating tax revenue. They think it is serendipitous that the POCD is being revamped shortly after Cerruzzi has purchased this property.

The draft POCD has been reviewed in its entirety and the Cherry Street discussion in particular, to fully understand what the recommendations are for Cherry Street. There is a specific discussion of this area in the Plan. He noted that they met with David Sulkis, Alan Plattus and with Alan's colleague, Andre. He appreciated their time and thoughts given their busy schedule with Yale classes starting that day and Alan having just returned from vacation.

**MINUTES FOR A PUBLIC HEARING ON THE
PLAN OF CONSERVATION AND DEVELOPMENT
HELD BY THE PLANNING AND ZONING BOARD
ON TUESDAY, AUGUST 28, 2012; AT 6:00 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

The discussion was fruitful and they agreed on a number of items that they thought would be helpful to share with the Commission and to let them know they are of the same mind with the P & Z staff and Alan Plattus, the consultant.

Here is the list of items they agree on:

1. The site is an important gateway into downtown Milford and the Cherry Street corridor.
2. The development of the site will need to be pragmatic such that the end development will meet the desires of the marketplace.
3. Agree that the frontage on the Post Road is appropriate as a more typical retail site with a larger retail building as indicated in the design study included in the Plan.
4. Agree that the frontage along Cherry Street is more appropriate for a different type of design. Where a street edge can be established that would be consistent with the design study.
5. Even though the specific design study depicts considerable multi-family residential with its own streets within a campus setting, that scenario is not very likely. However, the design element of creating "the traditional main street frontage on Cherry Street", is an element worth pursuing.
6. They agreed that any changes to the regulations that might arise out of the revised plan should facilitate and encourage mixed use but not mandate it.

Alan and David agreed to continue the dialog as they gain knowledge about their tenants and as the design comes into focus and how the property should be developed in a commercially viable way, and in a way that reflects the goal of the Plan.

Acting Chair Mead: Thanked Mr. Knuff for the information he extended to the Board as the rumors have been flying since the property was sold.

Joe Simoncek, 61 Governors Avenue. He is encouraged by the Plan. A lot of time was spent on improving bicycling and pedestrian infrastructure. Believes the City should have more innovative ways to calm traffic in town so there can be a more safe experience for pedestrians. The City shies away from anything innovative other than just a sign. The consultant seemed to have better ideas than just putting up signs.

The Plan talks about having more sidewalks and bike lanes. Better cross walks especially on the wide streets are needed. More apartments being built downtown where more traffic is coming in. Growth downtown is good but many people live on the

**MINUTES FOR A PUBLIC HEARING ON THE
PLAN OF CONSERVATION AND DEVELOPMENT
HELD BY THE PLANNING AND ZONING BOARD
ON TUESDAY, AUGUST 28, 2012; AT 6:00 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

feeder roads coming into downtown and there should be better traffic control on these roads.

Peter Smith, 394 Gulf Street. Complimented the Board and those who developed the Plan. Well thought out and developed with many interesting ideas. This community is very diverse and a good job was done incorporating many things.

Mentioned some items that he thought were interesting and well thought out: Improvement of the opportunity for bike lanes and pedestrian access. In the Gulf Street area over 100 people walk by his house daily and this is a very active loop to going into the various Gulf Street areas. Maximize public access to the water and the recreation areas. There is a lot of beach and water areas which the City is very proud of and a very important part of what makes Milford unique.

He noted the integration of complete streets in terms of the transportation system. It maximizes the center of Town opportunity to walk to.

No mention of how the City is dealing with parents, children and should allow in-law (accessory apartments). This encourages family to stay together and that is important.

Richard Platt, 132 Platt Lane. Wanted to expand upon what he discussed at last week's meeting. Finding a way to strengthen the historic resource inventory. One was done in 2006. There are over 400 properties on it but it is just a list. Would like a mechanism to add more houses to the list. There have been a few cases where an owner of an historic property has said they would wait out the 90 day demolition time period and tear the place down without the historic aspect of the property being taken into consideration. Would like something done on this.

Betsy Wright, 20 South Street. Natural Resource Inventory came about in 2002. It should be included in the new City plan. It is very relevant and created by Bart Block.

Milford does not have proper signage that welcome and direct people to all areas of Milford. If that is not instilled then there are negative ripple effects. Suggested exit signs off the Interstate. Rhetorically asked about the adaptive reuse of existing sites.

Naugatuck Avenue is "everything" and very hard to organize. Making it residential is not the answer. Cannot pack the area with residences that do not fit and are not attractive. Asked if the term "vertically dense" would be translated into the regulations. How high is vertically dense?

No sidewalks at Yale Avenue to the entrance of Foran High School. Poor planning and dangerous. Children cannot walk there or ride their bicycle to school.

**MINUTES FOR A PUBLIC HEARING ON THE
PLAN OF CONSERVATION AND DEVELOPMENT
HELD BY THE PLANNING AND ZONING BOARD
ON TUESDAY, AUGUST 28, 2012; AT 6:00 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

Prospect Street was not all residential when the multi-family area was developed. It had a dentist's office, a B & B and the DAR building. It was not residential but part of the downtown business area. That should be reassessed. An older home can have an office, thus keeping the house and maintains the integrity of a residential street.

Fowler Field: Dr. Helen Langer was an environmentalist and all the soil was put into Fowler Field. The only thing that made it ok was that the area was going to be for children. That was her understand and that should not be lost.

Acting Chairman Mead. Asked if there was anyone else who wished to speak. (No response)

He commented about calming the traffic and the traffic flow. It is not part of the Board's study, but the study by Milford Progress who hired Alan Plattus.

Mr. Sulkis: Milford Progress hired Alan Plattus to do a Downtown study. He may be recommending some traffic adjustments downtown as part of that study, but it has not been released yet.

Ms. Cervin to Mr. Sulkis: When Mr. Knuff was speaking about the issues of zoning and Cherry Street, aren't there zoning regulations set up for what he was talking about?

Mr. Sulkis: The meeting that took place today was to gain an understanding as to what was being put forth in the Cherry Street Corridor. There was a concern that there would be a requirement for mixed us; residential and commercial.

There being no more people who wished to be heard. The Chair announced that there would be one more public hearing held next Tuesday, September 4, 2012 on the Draft Plan of Conservation and Development.

The meeting adjourned at 6:35 p.m.

Phyllis Leggett, Board Clerk