

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

**Members Present:** Ward Willis, Jeanne Cervin, Ben Gettinger, John Grant, Edward Mead, Michael Casey, Dan Rindos, Joseph DellaMonica, Tom Nichol, Mark Bender, Chair.

**Staff:** David Sulkis, City Planner; Emmeline Harrigan, Assistant City Planner; Phyllis Leggett, Board Clerk

Chairman Mark Bender called to order at 6:00 p.m. the third and final public hearing for the public to give comment on the Draft of the Plan of Conservation and Development . He instructed the public as to the public hearing procedure.

**Roberta Monte, 85 Viscount Drive.** 30 year resident of Milford. Last year during TS Irene most people in the Walnut Beach area were asked to evacuate their homes. Heritage Sound was not asked to do so because they had their berm to protect their property. There was no water damage. This berm has been their saving grace during severe weather conditions. Asked on behalf of herself and her neighbors that provisions be made to keep this parcel of land as limited access open space in perpetuity.

**Ardienne Damicis, 64 Beach Avenue.** She would like to see Fowler Field and Prospect Street be removed from the MCDD. Fowler Field should remain a recreation center for all Milford residents with no apartments, condominiums or stores. This is a land fill area and a flood zone. She would not mind if the railroad parking was moved to a parking garage. However, before a parking garage is built, the impact of the West Haven railroad and their parking should be considered. Perhaps more parking will not be needed. With regard to housing and apartments in Milford it appears that everything is getting bigger and bigger. The high houses being built along the shore are blocking the sunlight from the houses behind them. She thought there was a 35 foot height requirement. She thinks the building height can start after a 5, 6 or 7 foot foundation. She would like to see the historical and small town heritage of Milford maintained.

**Vincent Pacelli, 361 Meadowside Road.** He is a professional land manager for over 25 years. Read the Open Space portion of the POCD and was impressed with it. Noted on page 29 there is a section about rebuilding the boardwalk on Beaver Brook that was burned during the fire that took place there. Item 3 said there should be a high priority to reconstruct the boardwalk that was extensive through the wetlands there. He said a walk through of the area would show that the things that burned were the acres of invasive phragmite, which he did not feel was a great loss. As a land manager he has to reclaim areas from invasive plants. He thought that people might have brought in the phragmites by walking over the bridges and may have wrecked the wetlands by building the bridges through the sensitive areas. He thinks the access to the property should be studied and minimized as it is all very sensitive. The trails in that area should be carefully studied and there should be minimal and careful access to the area should

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

be the priority and not spend a lot of money to rebuild the boardwalks that potentially caused the problem in the first place. In favor of the funding, which is limited, going toward a land manager and program to care for and restore these spaces.

**Jerry Liesel, 85 Viscount Drive, Heritage Sound.** Here in support of action taken in order to ensure "the berm" is protected in perpetuity. He drafted up a paragraph that he would like to be incorporated in the plan. The document submitted was date stamped into the record.

**Joseph Agro, 55 Brewster Road, Milford.** The Plan of Conservation and Development is a big thing. The interconnectivity of the entire community is a very big subject. He focused on two pieces of property and their relevance to each other: Fowler Field and Eisenhower Park. They are two big, valuable pieces of property. Fowler Field should be used for the public's good. If Fowler Field were to be designed today, it would never look like it does today. It is probably not safe for children. There is a commuter parking lots with ball fields and a variety of different things, but it is an extremely complex piece of property, incredibly valuable and important to downtown Milford. How it looks today is not what Fowler Field was meant to be. The redevelopment of Fowler Field in the coming years will be a big project and will have tremendous impact on downtown Milford and the rest of the community.

Eisenhower Park similarly is a huge piece of property. With the Solomon piece it is 333 acres of property. Would take much more than the allotted time to sum up the important points about Eisenhower Park. The Eisenhower Park Committee took over three years and the job was probably not completed. It would need to be updated at this point to reflect the recreational, both active and passive needs of the community. He encouraged the Board and Staff to be extremely active in that. He asked that the same thing that happened to Fowler Field not be allowed to happen at Eisenhower Park. There is no plan in place that is conducive to its appropriate and final development. There are vested interests in the Park that were found difficult to deal with during the three-four years that the Eisenhower Park Committee was active. Only need to look at Fowler Field to say carry that to another conclusion, add a few more things at Eisenhower Park and what you have is a conglomeration of accommodations of things that needed a place to do, but it is not a systematic network. It does not reflect the overall needs of the community.

However it needs to be done in the 10-year plan of development. It needs to be all encompassing; not just the recreational needs, the passive needs and active needs. Fowler Field brings in a variety of other things, such as commuter parking. These two properties are two enormous and valuable pieces to the complex puzzle of the community.

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

**Regina Cahill, 32 Pumpkin Delight Road.** President of Milford Preservation Trust. Asked whatever can be done to strengthen the protections on Milford's historic properties and landmarks be done. In agreement with everything Dick Platt has been advocating for. Would also request that Prospect Street and Fowler Field be removed from the MCDD.

**Brian Anderson, 194 Cherry Street** He is a member of the Milford Board of Aldermen but is here as a private citizen. For many years he served as a municipal economic development director for the City of New Haven and the Town of Hamden. In the State's reorganization of their arts organizations the State Department of Economic and Community Development has the responsibility for arts grants on a municipal level. It is no longer possible for an artist or an art's organization locally to obtain funding without "place making", so there has to be a collaborative effort that exists between an artist and an arts organization and an economic development entity working together to receive grant funding. He urged the Board to consider putting an emphasis in the Plan. The Board, its predecessors and staff have done an extraordinary job of putting together a document that is environmentally sensitive, speaks to the need for open space acquisition and management; the connectivity of sidewalks and bikeways and other pathways, as well as the use of maps. The Plan is truly representative of Milford today and where it needs to go in the next ten years.

To be considered: What becomes of the post office building should that not exist as a postal facility in the next ten years. The Federal government is looking to close some of these buildings in the future. What might its reuse be for the community? He noted that Alan Plattus mentioned the need to have an anchor downtown and he agreed. In addition to Milford being a location for restaurants, there is actually a need for a freestanding, strong, viable retail anchor that could be competitive with the Westfield Shopping Center.

Further consideration is to think in terms of advanced and precision manufacturing. He noted the Housatonic Community College and Gateway Community College has introduced new courses to provide training and education for students looking to develop a career in advance and precision manufacturing. The Plan should mention this and partnerships with both colleges should be encouraged.

He asked that some emphasis be given to a downtown parking garage. One that would be a public/private partnership as opposed to the City going its own way with State funding. Should look for a private equity partner that could make for a viable long term garage.

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

**Richard Platt, 132 Platt Lane.** Pointed out the downtown Post Office building is on the National Register of Historic Places in its own right, not as part of an historic district.

**Elizabeth Wright, 20 South Street.** Stated she is sorry there hasn't been a larger turnout of citizens for this important plan for the City. She did research on Wilcox Park and Fowler Field. She has compiled a lot of information that she found in the City Clerk's office. From all the information she has gathered, she has determined that this area is a public park. She state her recommendation was to rezone the entire area of Fowler Field and Wilcox Park to Open Space. The current draft of the City Plan clearly states that open space includes both open and passive use (as in recreation). That would be Fowler Field and that would be Wilcox Park. The documents state it is one parcel. This action would protect the properties from private development, which was the heart and spirit of these gifts given to Milford, which began in 1909. The Plan suggests that Wilcox Park be cut off and that should not happen because that is not the way it was deeded and accepted by the City. [A copy of this information was provided to the Board and date stamped into the record]

Ms. Wright continued that she did more research on Myrtle Beach and it was not Myrtle Beach any more during the Milford revitalization redevelopment agency. She had a document that talks about Silver Beach which was a municipal beach before it became Silver Sands State Park. In 1962 the property that was known as The Municipal Beach became "Walnut Beach". She recommended that the Planning and Zoning Board revisit this problem from 1962. She believes the Planning and Zoning Board was a part of this decision and it has the power to make changes. She would like to see additional or secondary signage i.e., Walnut at Myrtle Beach, Milford. That would solve the problem.

Other subjects on her list: Billboards, location of the Health Department, Canada geese, school enrollment with regard to housing; and natural resource inventory. Mentioned complete streets and the need for the Public Works Department to work with these. The 1956 Plan and the vacant land therein. At the time the recommendation was to fill in the swamps to accommodate what would become the growing population in Milford and where to house it. Farmland Preservation in the 1956 Plan with regard to the current Plan and farmland soils throughout the City.

**Joseph Agro:** He is not in favor of taking Fowler Field out of the downtown zone. It is an intricate part of downtown. The greatest protection that Fowler Field has is not through the Board or its zone. It is through its ownership. It is owned by the City of Milford and is no different than the Green or this building. It would take an act of this Board and the Board of Aldermen to do something so crazy and divest of its possession. He thinks it is adequately protected and great imagination is needed to figure out what it is for the public good; i.e. more ball fields, waterfront recreation, etc. and take a long term perspective and look at it.

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

Prospect Street may be a different situation but Prospect Street begs another issue; now there will be huge nonconformity on Prospect Street with the existing construction that is up there should the zone be changed back to something else.

He mentioned previously that Eisenhower Park and Fowler Park had some commonality. The biggest thing that they have in their favor is that they are owned by the City of Milford. It has taken over 50 years for the amalgamation of 333 acres of Eisenhower. It should not be finished there. The full realization of the promise of Eisenhower Park has not been realized. There are over 200 parks in New England and outside of New England to gather ideas as to what might be had in Eisenhower Park eventually. The huge majority will be passive recreation and the development of any active recreation would hopefully pay for the protection of the passive recreation and the restoration of the probably 300 acres of the 333 acres. The intent of this is well defined in the Plan. Best thing is that the City owns both properties. There are probably no important pieces of property adjacent to Fowler Field or Wilcox Park that will become available for the City. There are some pieces of property and perhaps some residences that will be very important to the future of Eisenhower Park. Over 50 years ago his father with Alan Jepson and other families in town, put together the first 129 acres of Eisenhower Park. Its relative value to the community will only be enhanced as Milford becomes a more matured community. There are no large amounts of green spaces around anymore. As infill continues there are not too many large properties to develop. Eisenhower's importance will only increase in time. He cited the success of the Walnut Beach boardwalk.

**Ann Mayer, 44 Prospect Street.** Complimented the trend of the previous and present Board and Staff in preparing this document. This document reflects their efforts. Upon her review she had questions and comments:

1. Page 75 reference to the Downtown Plan update. It said this excluded the Downtown Plan update. She does not know if she missed it on the website or is it an update that is coming. As a resident and business owner downtown she has an interest in taking a look at that update.
2. The look of the Plan is terrific, especially the addition of more photos, maps and figures. She noticed a big difference from the 2002 Plan with the inclusion of the graphics which make a statement. There are 65 figures, photos and maps. However, not one of those 65 items was included in the Historic Preservation section of this plan, especially when that section states that there are 412 identified sites. There is no map, photo or table to indicate that there are that number of historic properties in the City. It is a significant opportunity to show similar to what was shown on the Open Space photos and some of the maps that are shown with various points of proposed gardens, opportunities for open space, etc. She would like to see

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

some representation from a historic perspective. She was disappointed there was only one page for historic preservation in a town that has such deep historic roots, especially at a time when the State of Connecticut is making an effort to say "We are still revolutionary".

3. There were some inconsistencies on page 33 (Open Space). For the zoning map open space designations that this project should be a high priority for Planning and Zoning and the GIS staff. "We must go ahead and do this when it comes to open space..." but in historic preservation it is said "We should..." These should be together.
4. Page 71 the statement "The City should make it a high priority to continue to utilize the document "The Historic Inventory", which the City Historian worked so hard on to make sure it went through, the question is "how?" . Should it be in the land records? Should there be availability to realtors? Should there be availability to potential homeowners so they understand what that historic property means to this City and its look, character and the feel of it.
5. Growth principle #4 and Items 3 and 6 talk about the reuse of historic homes and property. Right now it is disjointed and it would be nice to pull them all together.
6. Growth principle #6 talks about the historic preservation and housing sections. Housing goes on from page 61 to 69. Historic preservation, reuse, revitalization is not mentioned at all. Would like to pull that together.

Redevelopment is mentioned over and over again. Would like to know what that reuse would be as opposed to tearing down.

Would love to see some more graphic representation of the historic works as well.

**Mr. Sulkis:** Page 74 has the Historic Inventory Map.

**Ms. Harrigan:** The map may not have made it onto the website due to technical difficulties in the office. She offered to get Ms. Mayer the map.

**Ms. Mayer:** Was happy to hear that. She did not have page 74.

**Joseph Codespoti, 121 Seaman's Lane.** Page 19 of the Plan, the second paragraph says "Development and redevelopment of commercial properties along the Route 1 Corridor will continue as older, less marketable buildings and sites will be replaced with newer, more desirable spaces".

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**

His company has brought many projects before the Board. That is a powerful statement and unless everyone works together that will not occur. It is nice to have these ideas but how can they be put into practical use? A lot of talk about conservation and that is very important, but unless there is redevelopment and continue to develop the City of Milford we will be left behind by other communities. It is nice to make the statement to redevelop commercial properties but it is difficult to do in this town.

It is great to conserve but how do you redevelop what needs to be redeveloped. We know where the older buildings are. How do we continue to grow Milford which so many people like, but how do we continue that. Would like to promote and utilize what the City has and redevelop it so that people still want to come here.

**Brian Anderson:** Looking at the map of educational institutions (pp. 77-78) he was looking for the Academy to be mentioned. He could not find it.

Growth Management Principle #2. (Affordable Housing) The Milford Redevelopment and Housing Partnership, the City's own Community Development Block Grant and financial institutions all need to be sourced as providing opportunities for affordable housing to be constructed or retrofitted.

He did not see a reference to the Gulf Beach Reclamation Project or the completion of the Town Dock, both of which were accomplished with State participation and approval.

There being no other speakers, the Chair stated there will be a meeting with Staff to discuss the public input and get to the next level of producing the Plan to get it past the draft stage.

The meeting adjourned the meeting at 6:43 p.m.

---

Phyllis Leggett, Board Clerk

**MINUTES FOR A PUBLIC HEARING ON THE  
PLAN OF CONSERVATION AND DEVELOPMENT  
HELD BY THE PLANNING AND ZONING BOARD  
ON TUESDAY, SEPTEMBER 4, 2012; AT 6:00 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET**