

MINUTES

PLANNING & ZONING PLAN OF CONSERVATION & DESIGN SUBCOMMITTEE, WEDNESDAY, NOV. 30, 2022, 7:00 P.M.

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

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

Chairman Quish opened the meeting. He said the main goal of the meeting was to review updated graphics and GIS layers and to discuss how to share the draft once it's complete. He said it's important to give the public access to the draft when complete and solicit public comment on issues of concern to them. He drew connections between topics like housing as envisioned in the POCD and implemented via the Regulations Subcommittee. He noted that much information has been collected on certain issues. He jumped to Agenda Item 5 and asked Mr. Sulkis to share updated graphics with the group.

C. **Topic for discussion:**

1. **Development of Online/Web based draft POCD and public engagement via social media**

2. **[NOTE: TOPIC WAS DISCUSSED AFTER ITEM 5]** **Housing – Affordable Housing, Rental, and Accessory Dwelling Units: review the current draft POCD text and supporting documentation and data.**

Mr. Sulkis shared a draft of the housing section as well as Census Bureau quick-fact sheets that show a decline in Milford's total population despite an increase in housing stock over the past 10 years. He speculated that this seemingly contradictory trends may be indicative of changes the size and types of households and that some residents may not be able to afford to stay. **Mr. Castignoli** quipped that some may not be able to afford to leave. **Chairman Quish** agreed that affordability is increasingly a key housing factor. **Mr. Sulkis** noted that housing prices and rents have risen significantly since the last POCD. **Chairman Quish** thought the POCD should contain a mission statement about affordability and quality of life with an eye to providing a range of housing options. **Mr. Sulkis** said some language could be adapted from the city's recently released housing document, but **Chairman Quish** thought it didn't go far enough. The group asked that the document be shared with them again to provide an opportunity for more thought. **Mr. Kader** was concerned that the document could be made less relevant if it doesn't touch on issues that really are important to the future of the city. **Chairman Quish** noted that this will be the first POCD since the use of social media became widespread, making its relevancy more important. **Messrs. Mortimer** and **Quish** said they wanted the POCD document to be more of a leading force for vision on the city. They noted a handful of POCD references recently made by attorneys with Chairman Quish remarking that the document can be made central to the activities of the board by changing the culture of the boards. **Mr. Sulkis** said the POCD is foundational to the vision for the city, but the "teeth" for enforcement are in the regulations. **Mr. Kader** emphasized that the POCD should be given to new board members with strong encouragement to read it. **Mr. Mortimer** felt that social media can make more citizens aware of the document and what its purpose is.

3. **Open Space and Recreation: review the current draft POCD text and supporting documentation and data.**

4. **Historic Preservation and Districts: review the current draft POCD text and supporting documentation and data.**

5. **[NOTE: TOPIC WAS DISCUSSED FIRST]** **Review of the updated graphics and GIS layers**

Coastal Resources: **Mr. Sulkis** began sharing updated graphics with one depicting coastal resources. Notations on public access points reminded **Mr. Mortimer** of a trend he's seen in recent years where shorefront homeowners are erecting gates to block public access to public shoreline. He said he's personally experienced issues with access to Silver Beach. **Chairman Quish** said the problem can be a talking point for discussion. **Mr. Sulkis** said the access points are under the jurisdiction of Public Works and that he would follow up with the city's GIS analyst to see if a zoom feature could be added to the map to help identify access points.

Natural Diversity: **Mr. Sulkis** said a natural diversity database identifies areas that the state recognizes as being environmentally sensitive. He noted that it is often used during Coastal Area Management applications or subdivision applications. **Chairman Quish** verified that the graphic comes directly from state.

Open Space: **Mr. Sulkis** said this map had been updated by the Open Space Agency and that it breaks out Open Space parcels by type. He noted that former Open Space Agent Steve Johnson made a presentation to the subcommittee using a database he created, which is now maintained by Agent Jeremy Grant. He said some of the data comes from assessor.

Historic Districts: **Mr. Sulkis** pointed out state-designated historic resources inventory dotted throughout the city in addition to the two city-designated historic districts. He noted some talk of creating a third district, which would require board involvement. **Mr. Mortimer** said that since the POCD is an aspirational document, he thought language should be included about preserving the historic nature of the city. **Mr. Kader** asked for clarification of restriction on changing historic properties which **Mr. Sulkis** overviewed.

Use categories by assessor versus zoning types: **Mr. Sulkis** suggested that aggregating similar zones may help the public understand how uses are grouped in a more general sense. He said the new graphic contained fewer categories, but basically has the same look. He also referenced an updated listing of types of land uses in the city, sorted by number of parcels, acres, and percentages.

6. Upcoming meeting schedule.

Chairman Quish asked the group if it favored 2 meetings a month and received a positive response. He said the same agenda would serve for next meeting and expressed particular concern about creating an engaging online presence for the document that includes mission statements. The next meeting was set for 12/28 with a focus on housing and public engagement.

7. Committee member suggestions/comments --None

D. Minutes from 9/15/22 were approved unanimously.

E. Adjournment was at 8:13.