

**MINUTES OF THE PLANNING AND ZONING POCD SUBCOMMITTEE SPECIAL PUBLIC FORUM HELD  
Wednesday, July 14, 2021 AT 6:30 P.M.**

**Call to Order** was at 6:30 pm.

**Roll Call:** J. Castignoli, J. Kader, P. Kearney, J. Mortimer, J. Quish, J. Griffith, D. Sulkis, M. Greene

Topic for discussion: Housatonic Design District (HDD) and Waterfront Design District (WDD)

**Chairman Quish** asked Mr. Sulkis to review the physical placement of the HDD and WDD zones, which he did. Mr. Quish noted that HDD use includes industrial and the power plant. **Mr. Sulkis** pointed out the power plant and 990 Naugatuck, which the board has heard applications for. He pointed out that further north is Caswell Cove condominiums, the water treatment plant, the transfer station, and a Beard-family-owned island. He showed the boundary with the WDD zone near Baldwin Station. **Mr. Quish** said that his interest is to determine the highest and best use of HDD. He suggested that the power plant should have its own zone. He said he didn't know how much of the waterfront can be developed, but he hoped it presents an opportunity to open another waterfront for residential uses. He noted that delivery of industrial materials no longer happens via the river. He said he saw new uses for the 21<sup>st</sup> century.

**Mr. Mortimer** agreed that no industrial uses should be added to the waterfront area. He pointed out that little activity is going on in that area and said that he thought that encouraging other uses of the island property might present an interesting opportunity.

**Mr. Quish** said he would like a new designation of properties on the river to encourage development ideas for 21<sup>st</sup> century.

**Ms. Kearney** was concerned with post-industrial contamination issues. There was discussion of various swaths of land and their ownership. She recalled that in 2001 there is a piece of city-owned land that might be converted to a park. **Mr. Sulkis** showed areas owned by the state and the city.

**Mr. Sulkis** said WDD doesn't include any limited industrial uses. **Ms. Kearney** asked whether changing the designation might allow the Beard family to build condos on their holdings in the area. **Mr. Mortimer** asked about the gravel pits and the asphalt plant.

**Mr. Sulkis** shared the HDD regulations. The group agreed that industrial uses should be not located on the river. **Mr. Sulkis** offered the idea of first identifying the existing industrial sites to differentiate them.

The group reviewed the riverside area in greater detail, identifying the various entities active on each site and the uses ascribed to it by the tax assessor. There was discussion of a contamination issue that CT DEEP investigated. Discussion turned to existing viable industrial uses; **Mr. Sulkis** pointed out that making such uses nonconforming affects their ability to get financing for projects. **Mr. Quish** also noted that there was no applicant presenting a new use of the property at present to require change. **Ms. Kearney** commented that multiple owners will ultimately need to weigh in on potential uses. Discussion ensued about the island with **Mr. Sulkis** noting that the island is nearly all comprised of wetlands. There was agreement that wildlife habitat currently there should be protected. Mr. Quish redirected the group's attention to WDD zone near Walnut Beach. They looked at the height limit and determined it to be 35'. There was discussion of how the current regulations will be affected by recent state legislative action. **Mr. Quish** contrasted various historical eras, noting that the 1880s through the pre-war era in Milford was a cultural touchstone as the 1600s-1700s. There was agreement that the WDD is fully developed. He expressed hope that the consultant might have insight on shorefront redevelopments in other towns and cities. There was discussion of how the new legislation might affect the intersection of food uses with residential. This led to discussion of the disappearance of the tiny neighborhood convenience stores that were once ubiquitous in beach communities. He encouraged the group to share any independent research amongst themselves.

City Planner Update: **Mr. Sulkis** said the POCD consultant Request for Qualifications had been sent out. He said the deadlines were the end of the month. He shared the timeline for submittal, screening, and evaluation. **Mr. Quish** asked about remuneration.

Member Suggestions: None

Approval of Minutes of 6-11-21 was unanimous.

Adjournment was at 7:34, next meeting is July 28th.