

**MINUTES OF THE PLAN OF CONSERVATION AND DEVELOPMENT (POCD) SUB-COMMITTEE HELD
TUESDAY MAY 21, 2019 AT 6:30 P.M. AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

- **Call to Order** was at 6:30.
 - **Roll Call:** J. Kader, P. Kearney, J. Quish, S. Marlow, D. Sulkis, M. Greene/-
 - Absent: J. Griffith
- **Review of POCD subcommittee objectives, goals and timeline:** **Mr. Quish** asked Mr. Sulkis to provide an overview of the requirement for the POCD. **Mr. Sulkis** said it's a state-mandated document with certain key areas that affect Planning and Zoning Regulations. He said it must be updated every 10 years and must be consistent with regional and state plans. **Mr. Marlow** asked how the regional plans are created; **Mr. Sulkis** said by regional planning agencies, which are usually part of regional councils of governments. **Mr. Quish** asked Mr. Sulkis to provide a link to the regional plan. **Mr. Sulkis** said he would create a Dropbox group just for POCD matters. He reviewed the main topics listed in the POCD and said subcommittees for specific areas such as Open Space would provide a forum for others who aren't on the POCD committee to contribute ideas and comments. **Mr. Quish** reviewed subheadings on a matrix provided by staff. He advised that each of the topics would generate a subcommittee headed by a POCD member but other stakeholders would be invited to join. He said public meetings could be held. He identified a goal of having the whole committee become well versed in the overarching POCD goals, then focus in on topics. **Mr. Marlow** asked if topics would be advertised for public participation; **Mr. Quish** said the committee would determine that process with a goal of leveraging social media. **Mr. Sulkis** said other entities have the actual authority over implementation for many of the topics, so they can be consulted. **Ms. Kearney** noted that outreach on the previous POCD starting 2 years before it was published. **Mr. Marlow** asked if stakeholders such as the Recreation Department are involved; **Mr. Sulkis** said they can be invited but not compelled to contribute. **Mr. Sulkis** said typical stakeholders are other City Departments. The group asked why various plans that have not been implemented were discussed, such as bike lanes. **Mr. Sulkis** said constraints such as narrow roadways often reduce feasibility. There was an extended discussion of how this pattern played out with community gardens. **Mr. Quish** emphasized that the POCD committee is for idea generation and education, not implementation. **Mr. Sulkis** said the Planning and Zoning Board decision are based on the regulations with the POCD as a higher level guidance tool. **Mr. Kader** and **Mr. Sulkis** discussed how zone changes work and how the POCD can guide them. **Mr. Sulkis** used the POCD's stated goal of making Cherry Street a better gateway to downtown as an example of how to use the POCD when new projects are proposed on that street. **Mr. Kader** noted streams of social media commentary against what is perceived as over-development by members of the community. He saw a disconnect from the appealing goals of the POCD and perception of development priorities in the city. **Mr. Sulkis** said this kind of perception probably exists in most communities. **Mr. Quish** said the document can be referenced when projects come up that are consistent with POCD goals. **Mr. Sulkis** said the POCD is frequently used to support grant applications as it documents long-term commitment to the development goals of a particular project. **Mr. Marlow** said that as each topic is updated, some things can be pruned if they are no longer relevant. **Ms. Kearney** confirmed that the document can be visionary and that the committee should not be sidetracked by implementation issues. **Mr. Sulkis** used the example of the Fowler Field controversy in the last POCD effort as an example of a perceived good that was bogged down by community roadblocks which can be more emotional. **Mr. Quish** said the POCD should be a "blue sky" document.
- **Election of Sub-Committee Chair:** **Mr. Quish** offered to serve and was confirmed by all members.
- **Adjournment** was at 7:20.

Next Meeting – **June 18, 2019**

Attest:

M.E. Greene, Sec'y