

## MINUTES

### **Regional Planning Commission of the Council of Governments of the Central Naugatuck Valley**

*COGCNV Conference Room*  
60 North Main Street – 3<sup>rd</sup> Floor  
(Wachovia Bank Building – North Lobby)  
Waterbury, CT  
7:00 P.M. Tuesday, November 1, 2005

**RPC Members:** Martin Cobern, Cheshire; Thomas Gormley, Middlebury; Joseph McEnvoy, Naugatuck; Sam Barto and Robert Flanagan, Thomaston; James Sequin, Waterbury; Mary Barton, Watertown; Janet Bunch, Woodbury. **Other Attendees:** Ed Jurzinski, Beacon Falls. **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Michael Flood, Regional Planner; Samuel Gold, Regional Planner.

#### 1. **Pledge of Allegiance, Roll Call, Introductions**

Jim Sequin called the meeting to order at 7:00 PM. Those present introduced themselves, and the pledge of allegiance was recited. There were no public comments.

#### 2. **Administrative Items**

a. *Approval of September 13, 2005, Minutes* — The minutes were corrected to note that the extension to the recreational trail in Cheshire has been “proposed” rather than “will be extended”. On a motion by Mary Barton, seconded by Martin Cobern, it was unanimously

VOTED: To approve the minutes of the September 13, 2005 meeting.

b. Correspondence — Peter Dorpalen summarized recent correspondence:

September 21, 2005 Letter to the Waterbury Planning Commission for its public hearing on the draft Waterbury Plan of Conservation and Development, noting conformance with local, regional, and state plans of conservation and development.

October 3, 2005 Letter to Southbury Economic Development Commission from Peter Dorpalen in support of the commission’s efforts to retain and strengthen the Southbury Travel Center.

October 17, 2005 Letter to Naugatuck Borough Engineer Jim Stewart stating COGCNV’S support for shifting the borough’s proposed bicycle path closer to the Naugatuck River.

October 19, 2005 Letter to the Department of Economic and Community Development from COGCNV chairman Mark Cooper in support of retaining and strengthening the Southbury Travel Center as a passenger terminal and tourist information center.

October 20, 2005 Letter to Wolcott Mayor Tom Dunn in support of Wolcott’s Small City Pre-Application to improve handicap access at three municipal buildings.

November 1, 2005 Letter to Oxford First Selectman August Palmer in support of Oxford’s STEAP application to fund E Commerce Drive in Oxford’s industrial area.

#### 3. **Age-Restricted Housing — Trends and Issues**

Sam Gold opened up a discussion on age restricted housing issues and concerns by presenting the results of statewide survey he conducted of age restricted housing units. He received responses from 31 municipalities, including all municipalities within the Central Naugatuck Valley region. Within the CNVR 3,747 age restricted housing units are built or under construction, 1,025 are approved, and 1,237 are pending approval. This represents 3% of all housing units in the region. Sam noted that despite the lower regional average, age restricted housing units represents 32% of all housing units in Southbury, and 21% in Oxford. These two municipalities had the highest percentage of the 31 municipalities surveyed across the state.

The main driving forces behind the increase in age restricted housing units are the aging baby boomer population and a presumption of lower municipal expenditures per unit. However, an excess of these units can exclude young families and reduce political support for schools. Staffing volunteer emergency services may also become more difficult. On a longer term basis, the demand for these units may decrease and demand for costly senior services may increase.

Following a discussion on the topic, Sam concluded by asking if these units would be built if they weren't age restricted. The answer was unanimously "No".

#### **4. Transportation Planning**

a. *Bus stop analysis* — Sam Gold reported that a public meeting will be held for the proposed changes to the Waterbury fixed route bus system.

b. *Naugatuck River Greenway* — Sam Gold reported that he took part in an environmental review team for the greenway project.

#### **5. Emergency Planning**

a. *Pre-Disaster Mitigation Planning* — Virginia Mason reported that COGCNV has not yet received a signed Pre-Disaster Mitigation Planning contract. DEP expects the Attorney General to approve the contract within two or three months.

b. *Regional Emergency Plan* — Virginia Mason reported that an RFP has been released and proposals have been received. The proposals will be reviewed by the EPC.

#### **6. Regional Plan Update**

Peter Dorpalen stated that COGCNV staff have been working to complete an update to the Regional Plan of Conservation and Development, which was last updated in 1998. Updated GIS mapping will be the largest task and much of this has already been completed.

#### **7. Points of Interest/Local Activities**

Cheshire:

- A moratorium on sewer connections is in place as the city's sewer system nears capacity.
- A satellite post office has been proposed for the south end of town.
- The construction of the Whole Foods warehouse is nearing completion.
- Cheshire has hired Bill Voelker as its new town planner.

Middlebury:

The town is being sued over decision made on the Straw Pond development.

Naugatuck:

- The city is waiting for an update of plans for the "Renaissance" development.

Thomaston:

- There have been some approved zone changes and amendments to regulations, based on several subdivision applications.

Waterbury:

- A meeting will be held on November 3, 2005 for the city's Plan of Conservation and Development.
- The Main Street program has recommended several improvements, including the creation of a village district in downtown.

Watertown:

- There is a proposal for a 355 unit age redistricted housing development.
- Several subdivisions have also been proposed.
- A Dunkin donuts is proposed for Straits Turnpike.
  - A public hearing will be held in January or February for the town Plan of Conservation and Development.
- The town has conducted an economic development telephone survey.
- Shelter Logic has moved into a large facility in town.

Woodbury:

- There are no major developments at this time.

**8. Adjournment**

At 8:18 PM, on a motion by Tom Gormley, seconded by Martin Cobern, it was unanimously

VOTED: To adjourn the meeting.

Respectfully submitted by  
Michael Flood, Regional Planner

For

James Sequin, RPC Secretary