

MINUTES

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

COGCNV Conference Room
60 North Main Street – 3rd Floor
(Wachovia Bank Building – North Lobby)
Waterbury, CT
7:00 P.M. Tuesday, March 6, 2007

Attendance: Richard Minnick, Beacon Falls; Martin Cobern, Cheshire; Thomas Gormley and Alice Hallaran, Middlebury; Harold Cosgrove and Herman Schuler, Oxford; Harmon Andrews, Southbury; Robert Flanagan, Thomaston; Linda Fercodini, Wolcott. **Guests:** Ed Jurzinski, Beacon Falls **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Sam Gold, Senior Planner; Glenda Prentiss, GIS Coordinator; and Jeff Cormier, Assistant Planner

1. Pledge of Allegiance, Roll Call, Introductions

Chairman Robert Flanagan called the meeting to order at 7:02 P.M. Those present introduced themselves and recited the pledge of allegiance.

2. Administrative Items

- a. *Approval of January 23, 2007, Minutes* — On a motion by Richard Minnick, seconded by Thomas Gormley, it was unanimously

VOTED: To approve the minutes of the January 23, 2007 meeting.

- b. *Correspondence* — Peter Dorpalen summarized recent COGCNV correspondence

January 23, 2007	Letter from Robert Flanagan resigning as COGCNV's representative on the King's Mark RC&D Council.
February 16, 2007	Email to ConnDOT with requested information on highway projects recommended in the draft Regional Transportation Plan update. The data will be used to code the state traffic projection and auto emission models for determining air quality conformity.
February 16, 2007	Memorandum to COGCNV members and alternates giving an overview and budget for a proposed municipal training academy at NVCC.
February 28, 2007	Memorandum to economic development contacts on CERC's annual list of business expansions and relocations in the CNVR.

3. Transportation Planning

- a. *Regional Transportation Plan Update* — Peter Dorpalen reported on the progress of Regional

Transportation Plan Update. He distributed and discussed a schedule for the air quality modeling, public review, and RPC and COG action on the update of the regional transportation plan. Meetings to be held include a meeting with the region's planners and engineers and a public meeting during the week of April 16th. At the next RPC meeting, May 1st, the Plan will come before the RPC for recommendation to COG for its May 11th meeting. Federal approval of the Plan is needed by July 1, 2007 to ensure the continuation of federal money for transportation projects.

- b. *Naugatuck River Greenway Signs and Brochure* — Sam Gold reported that the Naugatuck River Greenway Signs and Brochures Project is on its way to completion. The signs and brochures are at the printers and will be installed at the end of the month. Duplicate panels were created for the signs to allow for replacement in case of vandalism.

4. **Comprehensive Planning**

- a. *Regional Land Development Build-out Study* — Virginia Mason, Glenda Prentiss, and Jeff Cormier presented the Regional Build Out Analysis that COGCNV has undertaken with CLEAR of the Cooperative Extension, University of Connecticut for the Office of Policy and Management (OPM). The CNVR was selected as the "model" because CLEAR has worked with COG's GIS staff previously and knows their capability. OPM wanted to undertake this project so that it could be ready with a statewide approach if the legislature wanted to fund a statewide build out. The analysis has three components: a mathematical one, a GIS-based one, and the Community Viz one. Only Woodbury estimates have been done for all three approaches as they are the only municipality with complete, up-to-date information with which to do the Community Viz analysis. Staff went through the data required and issues generated with each methodology.
- b. *Regional Plan Update* — Peter Dorpalen reported that the draft chapters have been completed, and work on the layout has begun. With the recent emphasis on the transportation plan and the build-out analysis, work on the plan has not been a priority.
- c. *Upcoming Low Impact Development Workshop* — Virginia Mason reported that CLEAR is presenting a workshop on Low Impact Development for people working in development and construction. The workshop will be held on March 21st from 8:30 a.m. to noon at the Middlebury Library.

5. **Points of Interest/Local Activities**

Beacon Falls — Rich Minnick reported that:

- The O&G pond, with assistance from DEP, is coming along.
- Part-time planner has been helpful reorganizing the running of land use boards.
- Chatfield I, a new age-restricted housing development, has sold only one unit so far.
- Chatfield II was denied by several commissions, but finally made it through Inland Wetlands.

Cheshire — Martin Cobern reported that:

- A change in the Plan of Conservation and Development has been requested for the proposed lifestyle center and mixed-use development in the interchange zone in the northern end of the town.
- The zoning regulations have been changed to allow for the combination of two or more parcels for development purposes.

Middlebury — Thomas Gormley reported that:

- The golf community is starting to fill up.
- New commercial development on Rte 63 and Rte 4.
- Straw Pond is still going on and they are currently suing the Planning and Zoning Commission.

- Continued growth may lead to the town having to hire professional firefighters.

Alice Hallaran reported that:

- Only subdivisions are being proposed in town, no new planned residential developments.
- The town's subdivision regulations have been rewritten. The open space requirement was raised from 10% to 20%, and wetlands can only be counted towards the requirement in proportion to the overall presence of wetlands on the total property.
- The amount of money offered by developers in lieu of open space is very low.
- The Planned Residential Development regulations are being rewritten.
- Active adult housing has been removed from the regulations.
- There is a proposal to give a density bonus of 20% to developers who provide 10% affordable units.

Oxford — Herman Schuler reported that:

- A 316 acre high tech corporate campus spanning the Middlebury line is being proposed, off Airport Access Road. The Middlebury portion already has been approved. A traffic study is being commissioned.
- The Connecticut Siting Council has approved the extension of the certificate for the proposed power plant in Oxford. GE will probably take over the power plant project. The plant will be most likely be run on natural gas.
- Retail development will not be going in on Route 67. The town is currently trying to find other development there such as professional offices.

Harold Cosgrove reported that:

- Five lot subdivision is proposed for Route 34. 113,000 yards of sand and gravel will have to be removed to build the subdivision.

Southbury — Harmon Andrews reported that:

- Revaluation is halfway done in town.
- Board of Education returned \$350,000 to the town. No new teachers will be hired this year.
- The 24 miles of roads in the town have been priced at \$40 million. The proposed town budget proposed putting \$2 million annually in the road fund each year to pay for future maintenance.
- Town budget is up 9.8% this year.
- Board of Education budget is up 4.7%.
- 212 acres along I-84 still available for development. Utilities are available and the town is working to attract development there.
- The library is experimenting with opening on Sundays.

Thomaston — Robert Flanagan reported that:

- Greenway committee was formed.
- One building of the Thomaston industrial space has opened and two tenants have moved in. Two more buildings are planned, although there are contamination issues regarding the building locations.
- It is town budget and revaluation season.
- COG meeting is at the Black Rock Tavern on Friday, March 9th.
- First annual natural resource conference is being held at UConn – Storrs on March 9th.

Wolcott — Linda Fercodini reported that:

- Town revaluation was completed at the top of the real estate market and now the market has since softened. Many residents are upset about the revaluation and are contesting their property revaluation amounts.

- The commercial/industrial development committee is trying to build a road to the industrial park. The road would be along the right of way of a paper road. The preferred alignment would minimize wetlands impact.
- The committee is requesting money for a traffic control study to determine where the entrance of the industrial park should be located.

6. **Adjournment** — At 8:20 pm, on a motion by Harmon Andrews, seconded by Richard Minnick, it was unanimously

VOTED: To adjourn the meeting.

Respectfully submitted by
Samuel Gold, Senior Planner

for

Linda Fercodini, RPC Secretary.