

MINUTES

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

COGCNV Conference Room
60 North Main Street – 3rd Floor
(Waterbury Savings Bank Building – North Lobby)
Waterbury, CT
7:00 P.M. Tuesday, May 6, 2008

Attendance: Richard Minnick, Beacon Falls; Martin Cobern, Cheshire; Ken Long, Marv Barton, Middlebury; Joseph McEvoy, Naugatuck; Gil Graveline, Prospect; Robert Flanagan, Thomaston; James Sequin, Waterbury; Linda Fercodini and Pamela Casagrande, Wolcott; Kay Campbell, Woodbury. **Guests:** Dan Morley, OPM **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Sam Gold, Senior Planner; Joseph Perrelli, Regional Planner.

1. Pledge of Allegiance, Roll Call, Introductions

Linda Fercodini called the meeting to order at 7:00 P.M. Those present introduced themselves and recited the pledge of allegiance. There was no public comment.

2. Administrative Items

- a. *Approval of March 4, 2008 Minutes* — On a motion by Rich Minnick, seconded by Robert Flanagan, it was unanimously

VOTED: To approve the minutes of the March 4, 2008 meeting.

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

April 4, 2008	Letter from Selma Alves resigning from her position as Administrative Assistant as of May 7, 2008.
April 7, 2008	Letter to New England Geosystems transmitting a fully executed agreement for the GIS Parcel Mapping Project.
April 11, 2008	Fax to Transystems transmitting a fully executed agreement for the bus rider count software and training project.
April 7, 2008	Email from Greater Bridgeport RPA with a revised draft of a Memorandum of Understanding on the coordination of Urban STP funding within the Bridgeport-Stamford Urbanized Area. (This affects Beacon Falls, Oxford, Southbury, and Woodbury.)
April 8, 2008	Letter from Sam Gold to ConnDOT transmitting applications for the Municipal Elderly and Disabled Demand Responsive Transportation Program from Southbury, Bethlehem, and the Greater Waterbury Transit District.
April 8, 2008	Memorandum notifying towns of DEP's Spring 2008 round of the Open Space and Watershed Land Acquisition Grant Program.
April 9, 2008	Letter from Beacon Falls First Selectman Susan Cable to Richard Minnick acknowledging his resignation from the RPC and other regional and local organization, and thanking him for his service to the town.

April 24, 2008	Memorandum from OPM requesting that RPOs check with municipalities that have municipal plans of conservation and development that are approaching or are over ten years since adoption (over 10 yrs: Wolcott; nearing 10 yrs: Bethlehem, [Oxford], Woodbury).
April 3, 2008	Sample letter to CEO notifying the town of available funding for updating its municipal plan of conservation and development
May 2, 2008	Letter from Janet Bunch, Woodbury RPC representative, resigning from the RPC, effective immediately.

- c. *RPC Nominating Committee* — Bob Flanagan, Rich Minnick, and Gil Graveline volunteered to serve on the nominating committee.

3. Regional Plan of Conservation and Development — Recommendation to COG

The RPC discussed the updated Regional Plan before voting on recommending it to the COGCNV. Peter Dorpalen and Virginia Mason noted changes to the Plan following comments that were received from local planning officials.

Jim Sequin recommended a change to the definition of prohibitive environmental constraints on page 83, since the location of wetlands are not precise. Sequin also recommended a revision to some areas of proposed open space on the future land map that have been developed. The map should also include a disclaimer noting that it is for planning purposes only and is subject to field verification. Bob Flanagan suggested including individual future land use maps for each town in subsequent plans.

Martin Cobern noted that the Historic District map on page 7 should be updated to include two new historic districts in Cheshire. Staff will check its information.

On a motion by Herman Schuler, seconded by Mary Barton, it was unanimously

VOTED: To recommend the *Central Naugatuck Valley Regional Plan of Conservation & Development 2008*, with the changes raised at this meeting, for approval by the COGCNV

4. Transportation Planning

- a. *Transportation Planning Work Program* — Samuel Gold presented the transportation planning work program for FY 2009-FY 2010 and discussed some of the new projects that are included in the program. The document was sent out for comments to FHWA, FTA, and ConnDOT last week. COGCNV staff are waiting for comments from these agencies before presenting the work program to the COGCNV for approval.
- b. *GIS Parcel Mapping Project* — Peter Dorpalen reported that a consultant has been hired to perform the parcel mapping. In addition, COGCNV has purchased new aerial photos for the entire region.
- c. *Bus Route Count Survey* — Samuel Gold reported that the consultant is working on designing software to perform ridership counts. He is providing the consultant with mapping data for all of the routes and stops. Data collection will begin in the fall.
- d. *Local Road Accident Reduction Program* — Joseph Perrelli reported that a few towns have expressed interest in submitting applications for the 2008 LRARP. Under last year's program, Naugatuck received funding to install a new traffic light downtown. Applications are due at the COGCNV office by May 15, where they will be ranked by staff and forwarded to ConnDOT.
- e. *Naugatuck River Greenway* — Samuel Gold distributed flyers for the greenway trails workshop

on Saturday at Thomaston High School. The National Park Service has agreed to provide assistance. The town is looking for feedback from the public and residents from local communities, who are considering similar projects. Sam also reported that earmark money for the city of Waterbury to design its part of the greenway has almost made its way through Congress, and we are still waiting to hear back about another earmark to perform regional design of the trail.

5. Emergency Planning

- a. *DEMHS Region 5 Emergency Planning Spending Plan* — Virginia Mason reported on the progress of the SWOT Analysis, resource typing project, and spending plan for Region 5.
- b. *Pre Disaster Mitigation* — Initial meetings were completed for each of the six municipalities in the new grant. Milone & McBroom will be preparing draft plans for the fall to meet the DEP's deadline for the next round of project funding in January.

6. Regional Roundtable Regional and Local Assets — Dan Morley from OPM reported on the Governor's initiative for regional forums throughout the state. The purpose is to provide the state with a regional vision of how funding should be applied in each area versus providing funding on a town-by-town basis. The governor has proposed funding to assist towns in developing their plans of conservation and development. Although the line item was removed from the state budget, the legislature approved bonding \$500,000 in both FY 2008 and FY 2009 for this purpose. Towns that receive state aid in the future will be required to have their plans previously updated within the last ten years.

For the regional roundtable, OPM has suggested that each region begin identifying regional assets. Peter Dorpalen suggested that a regional housing assessment might be a good project to determine assets but noted the difficulty of not having up-to-date information. The 2010 Census data won't be available for another four to five years. The regional roundtable will be discussed further at the next RPC meeting.

7. Regional Planning Work Program — Peter Dorpalen reported that the staff is continuing to develop the work program. The program is mainly composed of ongoing activities with new projects focused on housing and greenway trails.

8. Points of Interest/Local Activities

Wolcott — Linda Fercodini reported that:

- The over-55 housing project on Wolcott Road is moving along. Homes are priced between \$300,000 for a one-bedroom to \$325,000 for two bedrooms.
- The Grilley Road project is at a standstill because of inadequate sight lines.
- The town is updating its emergency communications system.

Middlebury — Ken Long reported that:

- Brookside at Middlebury on Christian Road is fully occupied. It consists of 126 homes which are estimated to generate 62 students.
- Chief Perrotti has requested the CodeRed system for town, as recommended by COGCNV's Emergency Planning Committee.

Woodbury — Kay Campbell reported that:

- The Region 14 budget referendum is being held tonight.
- The town is working on their Plan of Conservation and Development.
- Board of Selectman is convening meetings with every board and commission for input on a new 10-year capital plan.

Oxford — Herman Schuler reported that:

- The budget has been submitted for referendum. The mill rate has increased 0.9 mills to 20.3 mills.

- The Specter Energy gas compression plant will be operational in November.
- GE is continuing with the Towantic Energy project.
- The town's CEPA Study is now in draft form. The study confirms that the town is in compliance with local, regional, and state plans of conservation and development and allows Oxford to qualify for State grant funding.
- Eight new buildings have been developed in the industrial zone since January.
- They are moving sewer and water ½-mile up Route 67 for a commercial project and medical center that will be located behind Tommy K's plaza.
- The town is working to create an energy improvement district.

Naugatuck — Joseph McEvoy reported that:

- Hershey has received approval to rezone its property as commercial. Plans for the site have not been released, but it looks like a big box store, a national chain restaurant, and an additional store will be located there.

Beacon Falls — Rich Minnick reported that:

- Developers are pressing forward with plans to build 350+ units on 260 acres east of Route 8. The economic analysis shows that the project will only add 33 students to school system.
- There is a proposed zone change to relax requirements for age-restricted housing. The applicant is planning a project on Burton Road.
- The referendum on the school budget is tonight.
- There were two closures at Chatfield Farms. Pond Springs has not had any.
- Phase II of Chatfield Farms is still in litigation.

Waterbury — Jim Sequin reported that:

- Drubner Industrial's 130-acre site is being considered for rezoning. It will be downgraded from a multifamily zone.
- The City is revising its land use regulations. Consultants have completed scoping and gathering background information. In October, zoning, subdivisions, inland wetlands, and engineering standards will be available for public comment. By this time next year, these standards should be adopted.
- The City is in the process of getting software for electronic permitting systems.
- Two separate gas power plants have been proposed. They are being pushed forward by the Siting Council.
- The developer, who proposed a condominium project on Highland Avenue has agreed that he will not build a multifamily development.

Cheshire — Martin Cobern reported that:

- Assistant Town Planner, Lisa Murphy, has left after serving the town for 18 years.
- The Lifestyle Center is moving ahead slowly. Construction has halted to comply with earth removal regulations. The developer has proposed an amendment to Planning and Zoning to relax those requirements. The developer has acquired three additional parcels on Route 10. This will require another zone map change.
- After heavy rains, the sewage treatment plant reached another day of over 90% capacity. The town must decide how it will resolve problems at the plant.

Prospect — Gil Graveline reported that:

- The Toll Bros. project is progressing slowly. Units will sell for around \$340,000.
- The town is updating its zoning and subdivision regulations.
- The town is implementing the CodeRed emergency service.

Thomaston — Robert Flanagan reported that:

- The town's proposed \$23.6 million budget will be taken up by the Board of Finance. The budget represents a decrease of \$267,000 from last year. The proposed mill rate is 26.2.
- Modelcraft, a \$4 million company with 35 employees, has moved to Plymouth.
- A 75-foot water tower was proposed for Smith Rd. The application to ZBA was withdrawn so that the developer could design a smaller configuration.
- The Greenway Trails Workshop is Saturday.
- The Thomaston Industrial Park just renewed permits with Wetlands and P&Z. There are still no plans to build any buildings yet.

9. Other

No other issues to report.

10. Adjournment — On a motion by Rich Minnick, seconded by Mary Barton, it was unanimously

VOTED: To adjourn the meeting at 8:26 pm.

Respectfully submitted by
Joe Perrelli
Regional Planner

for

Bob Flanagan
RPC Secretary