

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, September 16, 2008

Attendance: Martin Cobern, Cheshire; Ken Long, Middlebury; Joseph McEvoy, Naugatuck; Harold Cosgrove, Oxford; Robert Flanagan, Thomaston; James Sequin, Waterbury; Judy Wick, Watertown; Linda Fercodini, Wolcott; Martin Overton and Mary Connolly, 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 7:01 P.M. Those present introduced themselves and recited the pledge of allegiance. There was no public comment.

2. Administrative Items

- a. *Approval of May 6, 2008 Minutes* — On a motion by James Sequin, seconded by Robert Flanagan, Martin Overton abstaining, it was

VOTED: To approve the minutes of the May 6, 2008 meeting.

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

May 13, 2008	Email from Kay Campbell, Woodbury RPC representative, resigning from the Regional Planning Commission.
May 15, 2008	Letter to Kay Campbell, thanking her for her years of active participation in the RPC as well as with COG and the CNVRPA.
May 23, 2008	Letter from FEMA Region 1 notifying the Town of Cheshire that its hazard mitigation plan meets FEMA requirements.
May 29, 2008	Letter to Richard Minnick, thanking him for his active participation in the Regional Planning Commission.
June 18, 2008	Letter to CT congressional delegation from Peter Dorpalen urging restoration of funding for the Highway Trust Fund
July 28, 2008	Letter from Woodbury First Selectman Paul Hinckley informing Martin Overton of his appointment to the RPC.
July 28, 2008	Letter from Woodbury First Selectman Paul Hinckley informing Mary Connolly of her appointment to the RPC.
August 1, 2008	Memorandum from Senior Planner Sam Gold to ConnDOT with comments and concerns with the state's economic analysis for the I-84/Rte 8 interchange alternatives.

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| August 21, 2008 | Letter to the commissioner of the Office of Health Care Access from Peter Dorpalen supporting the continuation of the Heart Center of Greater Waterbury. |
| August 26, 2008 | Memorandum from Assistant Director Virginia Mason on planning for the HomeCT incentive housing zone, assistance COG can provide, and next steps if a municipality is interested in participating |

On a motion by James Sequin, seconded by Robert Flanagan, it was unanimously

VOTED: To send Kay Campbell a letter of appreciation for her years of service on the RPC.

3. Election of FY2008-09 Officers

The nominating committee nominated Linda Fercodini as Chairman, Martin Cobern as Vice-Chairman, and Robert Flanagan as Secretary. There were no nominations from the floor.

On a motion by James Sequin, seconded by Ken Long, it was unanimously

VOTED: To elect Linda Fercodini Chairman; Martin Cobern, Vice-Chairman; and Robert Flanagan, Secretary, for fiscal year 2008-2009.

4. Project Updates

- a. *Congestion Management Study* — Joseph Perrelli presented the draft Congestion Management System Report 2008. The report identifies areas of traffic congestion on the region's expressways and major highways. The data collected has been refined and expanded from previous year's efforts.
- b. *GIS Parcel Mapping Project* — Peter Dorpalen reported that New England Geosystems has been creating digital parcel maps for the towns which do not yet have them. GIS parcel maps have so far been completed for Beacon Falls, Bethlehem, and Thomaston. Color aerial photos were also purchased for the entire region. The municipalities will have the responsibility for keeping the GIS parcel layers up to date. New England Geosystems will be providing web space so towns can put the parcel data online.
- c. *Bus Route Ridership Study* — Samuel Gold reported the bus stop data for the bus rider count software is almost completed. It is hoped that bus rider counts can be conducted this fall.
- d. *Naugatuck River Greenway* — Samuel Gold reported the COGCNV staff met with ConnDOT over the summer about the federal earmark grant for a regional Naugatuck River Greenway routing study. The Regional Greenway Committee is being reconvened to guide the routing study. The Committee will be meeting on October 2 at 2:30 pm in the COG conference room.
- e. *Emergency Planning* — Peter Dorpalen reported that since the last RPC meeting, the Regional Emergency Response Team met in June and approved a spending plan for equipment, services, and studies. Committees have been created to take responsibility for creating Emergency Support Function (ESF) plans for a variety of topics including public works, transportation, fire, and police. Due to the size of DEMHS region 5, emergency planning work is continuing on the planning region level.

5. HomeCT Program

Peter Dorpalen reported on the HomeCT Program. The state has made available money for planning incentive housing zones. Within this zone, credits would be available to municipalities to cover the additional costs associated with affordable housing. The definition of affordable is 80% of the regional median household income. In the Waterbury area 80% of median is the equivalent to \$50,000 a year. Thomaston has expressed interest in having COGCNV create its incentive housing plan.

6. Regional Roundtable Topics

Peter Dorpalen presented preliminary regional roundtable topics. These roundtable topics will help advise the state about regional priorities. Commission members had a number of topics to add to the list:

- Needs of the aging population
- Time table of highway improvements
- Water and sewer infrastructure
- Aquifer protection across municipal lines
- Impacts of taxes on development patterns
- Regional tax base sharing and in-fill development
- Municipal employees training academy

7. Points of Interest/Local Activities

Wolcott — Linda Fercodini reported that:

- The over-55 housing on Wolcott Rd is being marketed.
- Grilley Rd project is at a stand still
- Wolcott has generally been quiet.

Middlebury — Ken Long reported that:

- Route 64 bridge over Goats Brook is now open.
- The town has an active economic development committee.
- Town still does not have a budget.
- Washington Drive project is on hold. Two houses are left partially built.
- Middlebury will be holding its first household hazardous waste collection as part of COGCNV Household Hazardous Waste program.
- Electronic recycling collection is being done at the town waste transfer station.

Oxford — Harold Cosgrove reported that:

- Town is looking into regulations for alternative energy generation, particularly solar and wind.
- State approved designs for reducing the curve on Route 188.
- Routes 34 and 67 should be reviewed by COGCNV staff.
- Brian Miller has been hired to do the affordable housing plan.
- Architectural review committee has been established for an area along Route 67.

Naugatuck — Joseph McEvoy reported that:

- No budget has been passed.
- No new developments with the Renaissance Place.
- No takers for the Peter Paul property.

Waterbury — Jim Sequin reported that:

- A cluster single family housing development has been proposed on the Prospect line. The only access to the site is from Prospect. Waterbury has worked with Prospect on the project. Prospect

would like a traffic signal on Route 69. The State Traffic Commission will have to determine if it is merited.

- A zone change has been proposed on the Wolcott line on a site with wetlands. Residential development was turned down, owner is now trying for commercial.
- Court upheld commission's rejection of project on Route 69. Commission rejected subdivision based upon not complying with passive solar requirements. The court upheld the grounds of the rejection.
- Adult establishment regulations were upheld in federal court.
- City is doing an overhaul of its zoning regulations. If zoning complies with that in the city plan of conservation and development, many major changes will be required, including some that will be quite controversial.

Watertown — Judy Wick reported that:

- The moratorium on the school projects has been lifted with the passage of the budget.
- The Heritage Woods age-restricted housing project is not moving forward.
- At a town meeting, the planning and zoning commission's request for \$91,000 for economic impact and traffic studies was turned down. These studies were recommended in the town plan before rezoning the land in question from industrial to commercial. The planning and zoning commission has decided to move forward with the rezoning, nevertheless.

Cheshire — Martin Cobern reported that:

- Cheshire has been told that it must abide by the new state aquifer protection regulation, even though Cheshire's regulations have been working and working better than those required by the state. The state's regulations are required to be separate from the zoning regulations and will be overseen by a new commission.
- The lifestyle center project is moving ahead slowly.
- Earth removal regulations were changed to facilitate the construction of the lifestyle center.

Woodbury — Martin Overton reported that:

- There are a number of retail vacancies along Route 6.
- The plan of conservation and development is being worked on. Traffic on Route 6 is a concern.
- The board of selectmen is working on a 10 year capital plan.

Thomaston — Robert Flanagan reported that:

- The only project currently moving forward is the age-restricted housing on South Main St. Fifty percent has been sold.
- Thomas the Train was in town, and they have decided to return next year. Next year the buses will be routed to drop people off downtown.
- Transfer station was closed to save \$100,000. Residents will be on their own for the disposal of large items such as furniture and appliances.

8. Other

Sam Gold reported that the Beacon Falls Conservation Commission is hosting DEP Commissioner Gena McCarthy on October 16. We have been asked to invite our member towns to attend the event.

Gold also reported that on September 27, the Tour Des Farms will be at the Jones Family Farm in Shelton. The tour will go into Oxford, Middlebury, and Beacon Falls.

9. Adjournment— On a motion by Robert Flanagan, seconded by James Sequin, it was unanimously

VOTED: To adjourn the meeting at 8:24 pm.

Respectfully submitted by
Samuel Gold
Senior Planner

for

Bob Flanagan
RPC Secretary