

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, January 12, 2010

Attendance: Richard Minnick, Beacon Falls; Martin Cobern, Cheshire; Ken Long and Mary Barton, Middlebury; Harold Cosgrove and Herman Schuler, Oxford; Gil Graveline, Prospect; Nancy Clark and Harmon Andrews, Southbury; Bill Guerrero, Thomaston; James Sequin and Geoffrey Green, Waterbury; Ruth Mulcahy, Watertown. **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Samuel Gold, Senior Planner; Joseph Perrelli, Regional Planner. **Guests:** Robert Wall, CT Clean Energy Fund; Stephen Livingston, ConnDOT.

1. Pledge of Allegiance, Roll Call, Introductions

2. Administrative Items

- a. *Approval of September 15, 2009 Minutes* — On a motion by Richard Minnick, seconded by Herman Schuler, it was unanimously

VOTED: To approve the minutes of the September 15, 2009 meeting.

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

October 5, 2009	Letter to OPM and the Planning & Development Committee of the State Legislature commenting on Wallingford's requests to redesignate 61 acres in Cheshire in the State Plan of Conservation and Development
November 12, 2009	Letter of support from COGCNV staff for a grant to publicize the Southbury Farmers Market
November 18, 2009	Letter to the Woodbury Planning Commission from Virginia Mason with comments on Woodbury's draft Plan of Conservation and Development
November 23, 2009	Letter to state Dept of Public Health from Virginia Mason noting the need to resolve a discrepancy between the 2009 Wolcott water supply plan and the 2009 plan update of the South Central CT Regional Water Authority.

November 30, 2009	Letter to the Chairman of the Naugatuck Planning Commission from Virginia Mason explaining the development of COGCNV's regional plan of conservation and development as it relates to Naugatuck.
December 18, 2009	Letter from Sam Gold to DECD with comments on the Waterbury Transportation Center environmental assessment (EA/EIE) document
December 28, 2009	Letter from CRRA on considering future plans for solid waste and recycling after the 2012 agreement expires
December 29, 2009	Email invitation from Virginia Mason to municipal planners, public works directors, COG members, and RPC representatives to a Planners Lunch on the state's streamflow regulations
December 2009	COGCNV flyer announcing upcoming Land Use Planning Seminars for local planning and zoning commissions in January and February
January 5, 2010	Letter to Mayor Bob Mezzo stating that Naugatuck's Small Cities Block Grant application to reconstruct storm drainage in the Nettletown Ave area is in accordance with the COGCNV Regional Plan of Conservation and Development
January 8, 2010	Letters from COGCNV Chairman Tom Dunn to area legislators stating COGCNV's key legislative priorities: town-aid and municipal mandates

3. Proposed Waterbury Intermodal Transportation Center

Sam Gold gave a presentation on the proposed transportation center project at the site of the existing train platform. The draft environmental assessment/environmental impact statement for the project was released for comment late last year. Responses to the comments are expected by the end of the month. Staff concerns were outlined in Memorandum 010610 that was shared with COGCNV and RPC members.

After some discussion about the RPC's role in policy decisions, the chairman suggested sending a letter to the COGCNV chair

On a motion by Richard Minnick, seconded by Nancy Clark, with nay votes by Geoffrey Green, James Sequin, and Gil Graveline, it was

VOTED: To authorize the chairman to send a letter to the COGCNV Chairman asking for them to respect the RPC's role as advisory planning group on future policy decisions.

4. Connecticut Clean Energy Fund

Robert Wall, Director of Energy Market Initiatives, discussed the Connecticut Clean Energy Fund (www.ctcleanenergy.com), which develops, invests in, and promotes clean, renewable technology. Wall spoke specifically about the Clean Energy Communities program and regional communities that are taking part in the program. The initiative provides incentives for municipalities to commit to a goal of 20% clean energy by 2010. More information is available through the CT Clean Energy website. Wall also discussed High Performance Schools Program (www.ctcleanenergy.com/HPSP), the CT Energy Efficiency Fund – (www.ctsavesenergy.com), the CT Climate Change program (www.ctclimatechange.com), and the CT Green Building Council (www.ctgbc.org)

5. Transportation Planning

- a. *Pedestrian and Bicycle Safety Report* — Following the presentation of the study at the September meeting, Joe Perrelli distributed copies of the draft pedestrian and bicycle safety study, showing trends and locations where there are high frequencies of reported accidents. He asked for the RPC to recommend the plan for approval by the COGCNV. On a motion by Richard Minnick, seconded by Herman Schuler, it was unanimously

VOTED: To recommend the study, *Pedestrian and Bicycle Safety in the CNVR: An Assessment of Existing Conditions*, to the COGCNV for approval.

- b. *Naugatuck River Greenway Study* — Waterbury's greenway routing study is almost complete. The draft report was finished in December. The same consulting firm, Alta Planning + Design, is also working on the regional routing study, which covers the CNVR towns around Waterbury. The regional study began in September. Residents provided input through two public meetings in Thomaston and Naugatuck. Two more are planned in Beacon Falls on March 23 and another in Watertown around that date.

6. Emergency Planning

- a. *DEMHS Region 5* — Virginia Mason reported that Region 5 has hired Tom Vannini as the new regional coordinator. Tom Vannini previously served as the region's planner. The Region 5 office will be relocating from its Southbury location to the Rowland Center in downtown Waterbury. Funding for FY 2008 is now available. GPS units and chargers for radios that were purchased under a previous round of funding, are being distributed to communities in Region 5.
- b. *I-84, Routes 7 & 8 Diversion Plan* — This item was added to the agenda. Joe Perrelli discussed the diversion plan that was funded as a regionally-significant project in the FY 2008 spending plan. The diversion plans will identify, analyze, and map alternate routes for diverting traffic off of the expressways in case of major incidents. COGCNV staff will be working in cooperation with state agencies and other RPOs to bring a consultant on to perform the work.

7. HomeCT program

Thomaston's Incentive Housing Zone study, conducted by Concord Square, is nearing completion. The consultant has been looking into two former industrial sites for reuse as

high-density residential incentive housing: one on Elm Street and another along the Naugatuck River. Watertown is still interested in the program, if funding levels are adequately restored.

8. Points of Interest/Local Activities

Prospect — Gil Graveline reported that:

- The Toll Bros. came before the Planning & Zoning board to request lowering the age-limit on their homes from 55 to 50. Residents attended the meeting to speak in opposition to this proposal.
- There is a proposal for a new banquet facility proposed on the Waterbury town line.

Beacon Falls — Richard Minnick reported that:

- The Water Pollution Control Authority (WPCA) is updating their maps with the help of the town engineer.
- Planning and zoning is working on a proposal for workforce housing.
- Planning and zoning is discussing plan for changing the Plan of C & D.
- COGCNV's Naugatuck River Greenway duck has been set up in Volunteer Park.

Cheshire — Martin Cobern reported that:

- The Planning and zoning commission has been relatively quiet for the last 6 months.
- The town council is getting closer to resolving the problems with the community pool.
- Residents are still pushing to ban the book, dealing with the Pettit family murders, from the library.
- P & Z is also doing some preliminary planning for the decennial review of the Plan of C & D.

Southbury — Nancy Clark and Harmon Andrews reported that:

- Planning and zoning is revising their lighting regulations with an emphasis on sports facilities.
- There was also a challenge to the regulations regarding liquor after another applicant came in seeking to open a retail liquor store.
- *Voices* weekly newspaper will be moving to Southbury from their office in Middlebury.
- There is a 200-acre commercial area available between exits 13 and 14 on I-84.
- Activity has been going up in town. Sales of single-family homes and permit requests have gone up.

Oxford — Harold Cosgrove and Herman Schuler reported that:

- Developers have been requesting changes to the regulations that apply to decks at the over-55 community.
- P & Z is in deciding whether to change residential property into commercial to make it continuous, particularly in the area around Route 67.
- The P & Z commission lost three of its most-experienced members.
- Oxford continues to grow, while small businesses continue to bring in new jobs.
- The developer of Technology Park has begun building a new road that will connect

Airport Access Road to Benson Road in Middlebury.

- The grand increased 4.53%, while real estate incomes are up 1%, and market values are up 2%. Personal property is up 116% with the new Spectra energy plant now being counted.

Thomaston — Bill Guerrero reported that:

- The planning and zoning commission is working with the sewer authority and using the DEP growth area overlay to get a better handle on development so that sewer capacity is not overburdened. Public hearings will be held shortly, and the Plan of C & D will be reviewed as a result.

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Middlebury — Ken Long reported that:

- There is a new Chinese food restaurant in town.
- There are two active houses being built with six others sitting dormant in various stages.
- The town hall, community center, and the police station have all been converted to natural gas.
- There is a committee looking into developing a senior tax credit.
- The P & Z turned down a developer, who was seeking to remove the age restriction from their development.
- The town ended the fiscal year ended with a surplus. They are interested in the program that the state was using to aid towns in funding updates to their Plans of C & D. Staff mentioned that there was no more funding available through that program.
- The P & Z has been looking into the town's sign regulations.
- There is a new consignment furniture store on Route 188.
- The WPCA has been looking over the new sewer maps, and will be reviewing it again next week.
- The new water line is finished. The Tucker Hill pump station went out to bid in the fall.

Watertown — Ruth Mulcahy reported that:

- There is a proposal for a new medical facility, and the P & Z is looking at creating a specific zone that would limit use, so that only the medical facility or a similar use would be allowed. If any other towns have dealt with such an issue before, their feedback would be helpful.
- The P & Z has been working with the developers of 62 single-family homes, who are having difficulty selling their properties, another developer, who sought to turn the former Baldwin School into condominiums, and another developer, who is seeking to create a 36-unit condominium development.
- The planning department has also been working with two small businesses on Main Street, who are looking to expand.
- Plenty of applications have been coming in.

Waterbury — Gil Graveline reported that:

- The City is building and renovating several schools with energy efficiency in mind.

- P & Z has been reviewing its zoning regulations and is planning on doing some zone changes.
- The developer for Sunrise Farms, a residential development on East Mountain, is working on some water issues, but continues to move forward.

9. Other

Sam Gold mentioned Waterbury's greenway trail and its significance to surrounding towns. The City is working with an attorney from Carmody & Torrance to develop an overlay zone for the greenway.

10. Adjournment — On a motion by Harmon Andrews, seconded by Herman Schuler, it was unanimously

VOTED: To adjourn the meeting at 8:52 p.m.

Respectfully submitted by
Joe Perrelli
Regional Planner

for

Ken Long
RPC Secretary