

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 4, 2010

Attendance: Richard Minnick, Beacon Falls; Ken Long, Middlebury; Joseph McEvoy, Naugatuck; Harold Cosgrove, Herman Schuler, Oxford; Nancy Clark, Harmon Andrews, Southbury; James Sequin, Waterbury; Val Bernardoni, Cathe Sherman, Wolcott. **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Samuel Gold, Senior Planner; Joseph Perrelli, Regional Planner. **Guests:** Linda Bush, Wallingford; Bruce Wittchen, OPM.

1. Pledge of Allegiance, Roll Call, Introductions

2. Administrative Items

- a. *Approval of March 2, 2010 Minutes* — On a motion by Ken Long, seconded by Herman Schuler, it was unanimously

VOTED: To approve the minutes of the March 2, 2010 meeting.

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

March 19, 2010	Letter to Watertown in support of the town's application to DEP for the purchase of the Rujack property to be used as part of the Steele Brook greenway
April 8, 2010	Letter to Wolcott in support of the town's Small Cities application, the continuation of the town's housing rehabilitation program
April 9, 2010	Letter to CTDOT transmitting COGCNV's quarterly progress report for the regional transportation planning program
April 13, 2010	Letter to the Southbury Land Trust in support of the town's open space application to DEP for 12 acres of the Stillmeadow Farm
April 13, 2010	Letter to Woodbury in support of the town's open space application to DEP for 25 acres of undeveloped land off Minortown Rd
April 14, 2010	Letter from Joe Perrelli notifying Thomaston that its Carter Rd project did not qualify under the Local Road Accident Reduction program
April 14, 2010	Letter from Joe Perrelli notifying Oxford that its Governor's Hill Rd at Old Church Rd was approved for funding under the Local Road Accident Reduction program

April 14, 2010	Letter of intent for COGCNV to apply for FFY2009 Homeland Security regional collaboration program funds with COGCNV serving as the fiduciary agent for the grant
April 14, 2010	Letter from Virginia Mason to CTDOT stating the COGCNV-approved priorities the FTA Section 5310 minibuss grants
April 26, 2010	Letter to Oxford in support of the town's open space grant application for the purchase of 66 acres in southern Oxford off Quaker Farms Rd
April 27, 2010	Letter to CTDOT from Sam Gold transmitting Bethlehem, Beacon Falls, and GWTD dial-a-ride grants
April 28, 2010	Letter to DEP from Sam Gold in support of Waterbury's open space grant application for parcels north of Park Rd in western Waterbury
April 28, 2010	Letter to Watertown from Virginia Mason in support of the town's Small Cities application, the continuation of the town's housing rehabilitation program

3. Housing Incentive Zones, Using Housing to Promote Redevelopment

Linda Bush, Wallingford Town Planner, discussed the town's response to Sec. 830g and the HomeCT program, which allows the creation of incentive housing zones. Wallingford used the incentive housing zone legislation to create areas for mixed-use development and expand its downtown. Developments that incorporate both workforce housing and retail space have already been created in the downtown area. Other such developments are also being planned.

4. Transportation Planning

- a. *Draft Regional Transportation Planning Work Program: FY2011 & FY2012* — Sam Gold stated the draft work program includes assistance with the I-84 West of Waterbury Environmental Impact Study and the I-84 Diversion Plan, routing work on the regional Naugatuck River Greenway, and update of the Long Range Transportation Plan. The draft has been reviewed by CTDOT, FHWA, and FTA. Staff is seeking comments on the UPWP, and will be presenting the UPWP to COGCNV at its May meeting. On a motion by Herman Schuler, seconded by Ken Long, with James Sequin abstaining, it was

VOTED: To recommend the *Regional Transportation Planning Work Program: FY2011 & FY2012* for COGCNV approval subject to review and comments from RPC members.

- b. *I-84 Diversion Plan* — Joe Perrelli stated that Wilbur Smith Associates has been selected as the consultant. A kick-off meeting will be held at the end of the month with the Technical Advisory Committee. Work is expected to wrap up by the end of the year.
- c. *Naugatuck River Greenway* — Sam Gold reported on the draft regional Naugatuck River Greenway plan. There were public meetings in March in Beacon Falls and Watertown. While the routing plan for the Waterbury portion was completed in February, routes for the area outside of Waterbury have not been selected. Sam presented slides showing some of the proposed routing through the corridor, including some of the more challenging areas, like the narrow pass through the notch in Beacon Falls. A completed document for each town with model zoning regulations, recommended routing, and costs and phasing is anticipated by June

5. Defining the role of the Regional Planning Commission

Peter Dorpalen referred to a memorandum that went out to the Commission, discussing the history of the Regional Planning Commission, its role, and the way that its role should be defined in the future. Staff has been responsible for responding to land use referrals in the past – an important role of the RPC. Martin Cobern suggested having RPC members provide approval of these responses either through the creation of a subcommittee or by having members perform their review through email or over the phone.

6. Emergency Planning

Virginia Mason reported that the FY 2007 grant money has been spent, and that the region is currently working on spending the FY 2008 funds. A letter of intent has been submitted for the FY 2009 budget. There is some concern that DEMHS will go back under the Department of Public Safety, which may cause a break in funding, but Region 5 is prepared to have funds in place in order to minimize the impact of any delays in the funding stream. Due to recent weather events, funding will be available for municipalities with pre-disaster mitigation plans to carry out projects developed under those plans. Guidance for the funding is expected to come out in June.

7. Points of Interest/Local Activities

Oxford — Harmon Andrews and Herman Schuler reported that:

- The hangar project at the Waterbury-Oxford Airport is moving forward. The State House of Representatives passed a bill that will expedite the environmental review process. The bill (S.B. 412) is expected to go before the State Senate within the next few days.
- The town is planning to buy 66 acres near the high school.
- Planning & Zoning will review an affordable housing proposal for Central Park Associates.

Naugatuck — Joe McEvoy reported that:

- Parcel C is finally being cleaned up after 20 years. St. Mary's Hospital has expressed an interest in moving the Wellness Center to the property.

Southbury — Nancy Clark reported that:

- *Voices* has recently finished moving its office into town.
- There is a new building ready for occupancy behind Bank of America.
- There is a nine-lot subdivision pending on Burr Road.
- The Southbury Land Trust is interested in two parcels on former farmland. The Land Trust is seeking to develop a management plan, and has employed a group of interns to assess the parcels. They found a wide variety of different ecosystems that exist on the properties. The town has had public meetings to get input from the public on the plan. There is a beekeeper on Phillips Farm, and the Hannon family handles the haying of the fields. All of the abutters are stewards.
- The 205 acres between I-84 exits 13 and 14 are still on the market. The town recently held a hearing to explain their acquisition of the property.
- Watermark East Hill, a 155-unit assisted living facility, is still selling units.

Beacon Falls — Richard Minnick reported that:

- The Planning & Zoning Commission appointed the land use committee to prepare the plan of conservation & development.
- The canoe race down the Naugatuck River is coming up on May 8.
- The Depot Street bridge rehabilitation is starting up again.
- The Conservation Commission has released the second edition of *Conserv*, featuring a photo of Toby's Pond on the cover.

Waterbury — James Sequin reported that:

- Electronic permitting services will begin tomorrow in the planning department.
- The rewrite of the city's land use regulations is nearly complete. An ad hoc committee is reviewing it to make recommendations to the various commissions by the end of June. Public hearings can then begin in early September.

Middlebury — Ken Long reported that:

- Tucker Hill Pump Station is moving forward. The foundation is laid and the pump equipment is being built offsite to be set in place at a later date.
- Work on the Long Meadow Road bridge is ready to start. They just need the approval from the engineers for the temporary sewer line support.

Wolcott — Val Bernardoni and Cathe Sherman reported that:

- The Development Commission is working on the *Why Wolcott* website. The commission is reviewing the results of a recent business survey.
- A complicated application before Planning & Zoning needs to be finalized by tomorrow. The application involves a business that would like to erect an additional 30,000-gallon propane tank on its property on Route 69 in the center of town. The property abuts residential properties, which has caused concern.

Cheshire — Martin Cobern reported that:

- The Planning & Zoning Commission is reviewing its zoning regulations. Among the changes is an increase in the lot size required for residents to have chickens on their property and a revision of parking specifications to reduce non-point source pollution. P & Z is also seeking to ban the use of outdoor wood-burning furnaces.
- The town just finished a very raucous budget process. There may be some cuts in the school budget coming up.
- The future of the community pool may be up for a vote very soon.

8. Other

Sam Gold reported that he has been working with local service providers through the Locally-Coordinated Human Services Transportation Plan (LOCHSTP) to expand on United Way's 211 hotline and database so that callers can receive information on transportation referrals. Aside from providing clients with details on transit operations, the hotline will also be used for data collection to determine the transportation needs and geographic location of callers.

9. Adjournment — On a motion by Harmon Andrews, seconded by Ken Long, it was unanimously

VOTED: To adjourn the meeting at 8:55 p.m.

Respectfully submitted by
Joe Perrelli
Regional Planner

for

Ken Long
RPC Secretary