

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

COGCNV Conference Room  
49 Leavenworth Street, Ste. 303  
Waterbury, CT  
7:00 p.m. Tuesday, September 10, 2013

**Attendance:** Richard Minnick, Beacon Falls; Martin Cobern, Cheshire; Ken Long, Middlebury; Harold Cosgrove, Oxford; Gil Graveline, Prospect; Nancy Clark and Leslie Kane, Southbury; Dennis Casey, Waterbury; and Ruth Mulcahy, Watertown. **Staff:** Sam Gold, Acting Executive Director; Joe Perrelli, Senior Planner; Pat Gallagher, Regional Planner; Glenda Prentiss, GIS Coordinator; Aaron Budris, GIS Planning Assistant. **Guests:** Joel Serota, Woodbury; Joe Fitzpatrick, Beacon Falls.

**1. Pledge of Allegiance, Roll Call, Introductions**

The meeting opened at 7:05 P.M. with the reciting of the Pledge of Allegiance. RPC representatives, COGCNV staff, and guests introduced themselves. Sam Gold announced that he is the new Acting Executive Director of COGCNV following Peter Dorpalen's retirement in August.

**2. Election of FY 2013-2014 Officers**

On a motion by Ruth Mulcahy, seconded by Harold Cosgrove, it was unanimously

VOTED: To approve the nominating committee's recommendation to appoint Ken Long as Chairman, Nancy Clark as Vice Chairman, and Gil Graveline as Secretary of the Regional Planning Commission for FY 2013-2014.

**3. Administrative Items**

a. *Approval of March 5, 2013 Meeting Minutes and May 7, 2013 Meeting Summary*— Sam Gold presented an amendment to the May 7<sup>th</sup> Meeting Summary to add Nancy Clark to Item 7 – Points of Interest for Southbury. On a motion by Nancy Clark, seconded by Ruth Mulcahy, it was

VOTED: To approve the minutes of the March 5, 2013 RPC meeting and the Meeting Summary of the May 7, 2013 RPC meeting as amended.

b. *Correspondence* — Sam Gold summarized recent correspondence:

July 12, 2013	Letter from Joe Perrelli to Jasvinder Florah at CT DOT, transmitting an application to the Local Road Accident Reduction Program for improvements on North Main Street in Waterbury.
July 25, 2013	Letter from Tom Masiarz, Bureau Chief of CT DOT's Office of Policy and Planning, providing preliminary information on the new Local Transportation Capital Improvement Program (LOTICIP).
July 30, 2013	Letter from CT Light & Power transmitting an incentive payment of \$2,065.00 for the energy efficiency project at the COGCNV Office.

August 5, 2013	Technical Memorandum from Patrick Gallagher to CT DOT's Traffic Engineering Division with the results of a safety study performed on 12 intersections on Route 10 in Cheshire.
August 8, 2013	Email from Rick Dunne, Executive Director of the Valley Council of Governments proposing a merger of Valley COG, Greater Bridgeport Regional Council, and COGCNV.
August 19, 2013	Technical Memorandum from Joe Perrelli to CT DOT's Traffic Engineering Division with the results of a safety and operations study performed at the intersection of Route 63 and Rubber Avenue.
August 20, 2013	Memo from Pat Gallagher to Lisa Rivers, CT DOT, analyzing commuting patterns from the CNVR related to the CT Fastrak service area.
August 23, 2013	Memo from Pat Gallagher to COG members about the CT DEEP's EV Incentives Program, which provides funding for the installation of new electric vehicle (EV) charging stations across the state.
August 26, 2013	Email from Peter Dorpalen to Robbin Cabelus, Transportation Planning Director at CT DOT, requesting a status update on the proposed improvements to I-84 Exit 17 and the Route 63 & 64 intersection in Middlebury.
August 27, 2013	Letter from Michael Sanders, CT DOT, agreeing to include a trailhead for the Naugatuck River Greenway along with other facilities for trail users into the design of the CTTransit – Waterbury bus maintenance facility in Watertown.
September 6, 2013	Letter to Sheila O'Malley, Chairman of the Shelton Economic Development Corporation from the United States Department of Commerce approving the Naugatuck Valley Corridor Economic Development District's designation.

#### 4. Regional Buildout Analysis

Aaron Budris presented findings of the regional residential buildout analysis, which estimated maximum future residential development based on current zoning regulations and land use constraints. The analysis was conducted using CommunityViz, an extension of GIS. Mr. Budris explained that the buildout analysis can be used by local officials to visualize future growth, analyze the impacts of future growth, locate areas that are vulnerable to development, and evaluate zoning regulations. Mr. Budris concluded that the region as a whole contained over 42,000 buildable acres, representing 26 percent of all residential land. The development of this land would result in an additional 34,328 dwelling units, which could support 87,991 new residents. Mr. Budris went on to explain that such a population increase would increase demand for municipal services and infrastructure.

Harold Cosgrove asked if the buildout study accounted for the state's affordable housing mandate. Sam Gold explained that the state's affordable housing mandate overrides local zoning and allows for higher density development of affordable units. Glenda Prentiss stated that COGCNV staff can modify a town's buildout analysis to account for new developments or changes in zoning regulations. Buildout reports are available for each town in the region.

**5. COGCNV Website Update**

Sam Gold presented the new COGCNV logos and preliminary designs for the new COGCNV website. The new website should be completed in the upcoming months.

**6. RPO Future Update and Recommendations**

Sam Gold updated RPC members on the state’s regional consolidation legislation. The Office of Policy and Management (OPM) is conducting a study of regional planning organization (RPO) boundaries. OPM will provide a preliminary report on regional consolidation by October 1, 2013. Mr. Gold explained that regions that voluntarily merge will be exempt from consolidation, but may receive additional towns at OPM’s request. Mr. Gold stated that COGCNV is also a Metropolitan Planning Organization (MPO) which is a federal designation that cannot be changed without the approval of local elected officials. In July 2014, the state DOT will release a report recommending changes to MPOs in the state.

In August, 2013, the COGCNV RPO Futures Committee met with representatives from the Valley Council of Governments (VCOG) and Central Connecticut Regional Planning Agency (CCRPA) to discuss potential mergers.

**7. Letter to U.S. Representative Esty Opposing Longer and Heavier Trucks (U.S. House Bill 612)**

Sam Gold discussed U.S. House Bill 612, which would allow states to increase the maximum weight of trucks from 80,000 lbs. to 97,000 lbs. The bill is in the House Transportation Committee, of which Representative Esty is a member. Mr. Gold stated that if a majority states allow for heavier and longer trucks, the federal government may force non-conforming states to allow them as well. Mr. Gold explained that heavier and longer trucks would have additional safety concerns and will increase wear on roads and bridges. On a motion from Ken Long, seconded by Ruth Mulcahy, it was unanimously

VOTED: To recommend that COG send a letter to U.S. Representative Esty opposing longer and heavier trucks (U.S. House Bill 612).

**8. Congestion Monitoring Videos**

Pat Gallagher demonstrated COGCNV’s new Congestion Management System, which uses free software to create week-long videos of traffic congestion. Some of the benefits of the new system are that it can identify peak congestion hours; examine the impacts of traffic incidents; and record weekend congestion data. It will also allow staff to examine the effectiveness of transportation improvements. COGCNV staff will study several congested locations in the upcoming months.

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

*Middlebury – Ken Long reported that*

- The library renovations are almost complete. Looking to reoccupy the library in October.
- Half of the homes in the Triangle Hills neighborhood have been torn down.
- Pump station upgrade project is moving forward.
- Airport zone has been improved, including a portion of the Town of Middlebury.
- The public safety dispatch center is almost closed down. The town will be using a private dispatch service in the future.
- The Plan of C&D is had first public hearing next month.

*Watertown – Ruth Mulcahy reported that*

- Documents for the final approval process for a marijuana facility were submitted. Another group

is interested in locating their facility in town. The Planning office received a call this week about regulations regarding dispensaries.

- Industrial expansion was approved for Albea Metal.
- Autozone opened last week.
- Trying to do a final sign off on CVS.
- The YMCA bought a huge 29-acre parcel next to their camp.
- Controversial application for spot zoning in residential zone with a property that has a history of industrial use. Was converted to residential 20 years ago. Now the owner wants to zone the area as industrial again.
- More dealerships coming in to do updates and have their signs reviewed.

*Cheshire – Martin Cobern reported that*

- Town Council voted to put tension membrane cover question on the ballot to replace the bubble.
- The Lifestyle Center is now envisioned as upscale outlets with housing. Plan to open late 2015.
- There's a new application for the first drive-thru Dunkin Donuts in town at the gas station in the Notch.
- Dalton Enterprises withdrew their application for an exit on Willow Street.
- A local arts group wants to buy the Ball & Socket property to open theater and other arts facilities, commercial and other amenities.
- Preliminary approval to extend the linear trail from Cornwall to West Main Street.
- He will be retiring from the P&Z Commission.

*Woodbury – Joel Serota reported that*

- The Woodbury Reservoir property is available for purchase from Aquarion. The town is looking to purchase the property for open space.
- The Open Space Committee is working on developing greenway trails and connecting with neighboring towns. The committee is also looking into the possibility of having revenue-generating activities on open space lands.

*Prospect – Gil Graveline reported that*

- The first 12-lot subdivision is in the works.
- The first public hearing for the Plan of C&D was last week.
- Working on sign regulations.
- New K-5 school is going up soon.
- New public safety radio tower was approved.

*Southbury – Leslie Kane and Nancy Clark reported that*

- The Southbury Training School (STS) farmland preservation bill passed. The STS Task Force was established with the goal of transitioning the buildings on the property out of state hands to their next life.
- A new movie theater was proposed next to the Post Office. The property is zoned for 2 small theaters, and the developer is proposing 8-10 smaller theaters.
- Blight ordinance exploratory committee was recently created.
- Working on a survey of lands that can be preserved for open space.
- There is a proposal to widen Main Street South to 6 lanes with a bike lane as part of interchange improvements at I-84, exits 14-16.
- Beginning construction on a new road and 5-lot subdivision. P&Z just approved a 6-lot

subdivision and is reviewing another 5-lot subdivision.

- The Planning Commission was not in favor of participating in the new airport incentive zone and it is not in the Plan of C&D.
- P&Z approved a second medical building at I-84, Exit 15 next to the existing medical building.

*Oxford – Harold Cosgrove reported that*

- There has been slow growth in town over the last 2 years.
- The town has a new yogurt shop, which is not in compliance.
- The developer of Glendale wants to go from an over-55 community to a mix of 20% affordable and market-rate housing.
- The town held a dedication of the new state-of-the-art football field.

*Beacon Falls –Rich Minnick reported that*

- The P&Z approved the Plan of C&D.
- P&Z has received an application for a new 37-unit subdivision right where they wanted it in Plan of C&D. It appears that the proposal will have stormwater management problems going forward.
- The wastewater treatment plant is old and in serious need of repair.
- Lantern Ridge is roughly 100 acres of open space that was acquired by the town a few years back. The Conservation Commission will host a grand opening ceremony in October.
- The gate on Old Turnpike Road down along the Naugatuck River remains closed, blocking off a significant portion of state forest in town.
- The southern end of the COGCNV greenway is at Toby's Pond. The Cub Scouts and Boy Scouts recently held a big event with their families and worked on getting their merit badges. All of the clean-up and prep at the site has been done by dedicated volunteers.

## **10. Other**

- *Regional Animal Shelter Study* – Pat Gallagher stated that consultant has recommended expanding the Middlebury Animal Shelter to serve as a regional shelter. The next Animal Shelter Committee meeting will be held the week of September 16, 2013.
- *EV Connecticut Incentives Program* – Pat Gallagher circulated a memo explaining the EV Connecticut Incentives Program, which provides funding for new electric vehicle (EV) charging stations in the state.
- *Bike Share Feasibility Study* – Sam Gold explained that the Hartford Region is conducting a bike share feasibility study, with an emphasis on providing bike share service near CT Fastrak stops. In addition to connecting Hartford with New Britain, CT Fastrak will provide express bus service to Waterbury and Cheshire. Mr. Gold will be asking COG to allocate funds to participate in the feasibility study.
- *State Local Transportation Capital Improvement Program (LOTICIP)* – Joe Perrelli explained the new state LOTICIP Program, which provides an additional \$45 million for local transportation capital improvements throughout the state. LOTICIP funds will be used for shovel-ready projects on local roads. Municipalities and RPOs will be responsible for most of the project oversight. In exchange, the state DOT would assume control of STP-Urban funds and use funds on state assets. Only two years of LOTICIP funding are approved, and it is uncertain if the program will continue in future years.

**11. Adjournment**

Richard Minnick announced that the next meeting will be held on November 12, 2013 at 7:00 PM.

On a motion by Martin Cobern, seconded by Ruth Mulcahy it was unanimously

VOTED: To adjourn the meeting at 9:01 pm.

Submitted by  
Joe Perrelli  
Senior Planner  
for  
Nancy Clark  
RPC Secretary