

MEETING SUMMARY
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, March 6, 2012

Attendance: Richard Minnick and David Chadderton, Beacon Falls; Martin Cobern, Cheshire; Joseph McEvoy, Naugatuck; Harold Cosgrove, Oxford; Nancy Clark and Harmon Andrews, Southbury. **Staff:** Peter Dorpalen, Executive Director; Virginia Mason, Assistant Director; Glenda Prentiss, GIS Coordinator; Mark Berube, GIS Planning Assistant; Joe Perrelli, Senior Planner.

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. The group was short a quorum.

2. Administrative Items

a. *Approval of January 10, 2012 Minutes* — Vice-Chair Rich Minnick tabled approval of the minutes until the next RPC meeting.

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

January 30, 2012	Email from Flanders Nature Center to members complementing Glenda Prentiss on her open space map and COGCNV for its assistance over the years.
February 15, 2012	Email from Virginia Mason seeking candidates for the Duncan M. Graham Regional Leadership Award.
February 15, 2012	Letter from Virginia Mason with comments on Beacon Falls draft Plan of Conservation and Development.
March 6, 2012	Memorandum from Sam Gold to COGCNV members and alternates on the potential elimination of the CT Public Transportation Commission and recommending a letter be sent to the governor and area legislators in support of the commission.

Mr. Dorpalen also distributed a list of land use referrals that were received for review by COGCNV staff since the last RPC meeting in September 2011.

3. “CommunityViz” Build-out Analysis Project — Glenda Prentiss and Mark Berube presented the results of the Beacon Falls residential build-out analysis using ArcGIS and CommunityViz software. A build-out analysis helps to answer the question "how many dwelling units could be built in this area according to current land-use regulations." The build-out analysis was performed using the town’s residentially-zoned parcels and the zoning-based density and setback regulations. Constraints on development included existing development, committed open space, and environmental constraints (floodplains, wetlands, steep slopes, water bodies and buffered streams). The “buildable

residentially-zoned acreage” is what remains after constraints on development are removed. CommunityViz calculates the number of dwelling units that the acreage can support and places the dwelling units, using the density and building separation rules in the zoning regulations. The number of new dwelling units is multiplied by the average household size as determined by Census 2010. This gives us the potential population increase and some of the common impacts that could result from this growth (number of new school children, vehicle trips per day, CO auto emissions). The CommunityViz build-out projects that Beacon Falls could potentially have 897 new dwelling units, which would increase the population by 2,332.

4. **Regional Planning Commission’s Role in Cross Acceptance of State and Local Plans** – Virginia Mason discussed the RPC role in cross acceptance of the State Plan of Conservation and Development. In January, COGCNV hosted a Planner’s Lunch with OPM officials to talk about the new state plan and the COGCNV’s possible role as cross-acceptance facilitator. In February, COGCNV voted to serve as the regional cross-acceptance facilitator. OPM sent out a checklist with six goals and requested that each regional and municipal plan be compared to these goals. Questionnaires were submitted to the towns, and staff has already received responses from 11 of 13 of the region’s municipalities. OPM has also asked for photographs to be incorporated into the State Plan. Glenda Prentiss presented some of the photos that were submitted from the Southbury Planning Commission to be considered for the State Plan.
5. **Draft Unified Transportation Planning Work Program for FY2013-FY2014** – Peter Dorpalen presented the draft Work Program, which outlines the transportation planning work that COGCNV will perform over the next two years. Staff met to discuss what new projects could be covered after having recently completed a new Long Range Transportation Plan and Transportation Improvement Program. Mr. Dorpalen mentioned a few initiatives that came out of the meeting, such as access management, website updates, and further work with the “Community Viz” program as a means of improving public outreach through enhanced visualization techniques.
6. **Other**
 - a. *Regional Animal Shelter Study application* — Peter Dorpalen reported on the feasibility study for a regional animal control facility that was submitted in late December. The study may find the need for a few facilities located in different parts of the region. By promoting regional cooperation, towns can save on the cost of animal care, work together to bring in volunteers, share in marketing, and advertise adoptions. Eventually, the region may be able to take over animal control functions to provide even greater cost savings to the towns. NECCOG was presented as a model for providing this service on a regional level.
 - b. *Long Term Care Facility Emergency Planning Study* – The Public Health and Medical subcommittee, ESF-8, in DEMHS Region 5 requested a long term care facility planning study under the FY 2010 funding cycle. We now have a contract for a study that has been quoted at \$87,000, with \$70,000 committed from the FY 2010 Spending Plan and the balance committed through additional statewide funding sources. This is a continuation of a study done in the Capitol Region, which is also currently underway in Fairfield County. It will look at addressing evacuating public and private long term care facilities and how limited resources may be shared. The agreement was signed last week by the COGCNV chairman.
 - c. *Congested signalized intersection study* — Joe Perrelli reported that staff is reviewing traffic signals along congested corridors to see if they can be retimed to improve traffic flow as a cost-effective means of reducing congestion and improving air quality. Mr. Perrelli presented the software program that is used to perform the analysis of the intersections and discussed its benefit in optimizing signal timings and its value as a visualization tool. If anyone has ideas for intersections that can benefit from retiming, they can contact the COGCNV office to request a

review.

- d. *Transportation Improvement Program: 2012-2015 (TIP)* —Chair Rich Minnick recommended removing this item from the agenda. The TIP was approved by COGCNV on January 20, 2012.
- e. *Land use educational training* — Virginia Mason reported that COGCNV, in cooperation with CLEAR, will again be conducting a three session land use training academy for land use commissioners on the last Wednesday of February, March, and April. Attendees of all three training workshops will receive a certificate. The workshops are free, but advanced registration is required.
- f. *Pre-disaster mitigation planning grants* – Virginia Mason reported that COGCNV submitted applications for Oxford, Watertown, and Woodbury for updates to their pre-disaster mitigation plans. Watertown has agreed to take the lead. Cheshire, Wolcott, Prospect, and Waterbury will be considered for updated plans. Waterbury has agreed to take the lead as fiduciary agent for that round of funding. Ms. Mason has provided information on funding for the plans to the remaining six towns in the region. Southbury expressed an interest in serving as fiduciary agent for that round of funding.

7. Points of Interest / Local Activities

Cheshire

Martin Cobern reported that:

- The town has been quiet, but the budget season is starting.
- The new bubble for the community pool has arrived. It should be open at the end of the month.
- The two professional buildings are being developed on the old Stone Works site.

Southbury

Nancy Clark reported that:

- Planning and Zoning is at work on a new Plan of Conservation & Development. The commission expects to go to public hearing within 4 to 6 weeks.
- The plaza that burned down has been rebuilt and is now occupied.
- A few cottages have closed at Southbury Training School. Several committees in town are coming together to create a committee to discuss plans for its future use.

Harmon Andrews reported that:

- Heritage Village did not lose power during the October 2011 snowstorm.
- Former Oxford RPC representative Herman Shuler got a job working for Hayes Construction.
- The Southbury Training School will have access to the Heritage Village sewer company.
- The property assessments are now available on the town website.
- The new President of the Waterbury Hospital talked to the Southbury Rotary Club and spoke about the coming merger of Waterbury and St. Mary's Hospitals.

Oxford

Harold Cosgrove reported that:

- The blight ordinance was rejected by voters.
- Delinquent tax records were published, which caused anger among some residents who showed up to town hall to express this frustration.
- The Oxford Greens community is moving into Phase 4 of development, including 146 new homes. The developers requested a change from the original plans that would allow them to group 2 and 3 units together. The community is suing the town over parcels of land that are needed for the development so that they may reach a deal with the land owners.

- These developments should have generators available in case of a power outage. During the last major outage, residents lost power and use of facilities for 10 days, which caused major hardships for residents.
- The town had a lawsuit dismissed since the advertisement for the zone change in the newspaper was one day short. The town is trying to expand an existing commercial district to include seven acres of land currently zoned residential along Rte. 67. The town has proposing the zone change again.

Naugatuck

Joe McEvoy reported that:

- The grand list increased a little this year.
- Walmart is moving on its expansion to become a superstore.
- The sink hole near Webster Bank on Rubber Avenue is fixed.

Beacon Falls

Rich Minnick reported that:

- The Plan Committee is reviewing a draft of the Plan of Conservation and Development.
- The development of a new doctor's office in town is proceeding. The project required a zone change.
- The bonding for the regional fire training academy in Beacon Falls is proceeding.
- Toby's Pond Park was given to the town by O&G. The park has not been maintained. O&G and town volunteers have started work to fix up the park.

8. Adjournment

At 8:21 p.m. the Chair Rich Minnick recommended calling the meeting to a close.

Submitted by
Joe Perrelli
Senior Planner

For

Nancy Clark
RPC Secretary