



RECORD OF MEETING

Regional Planning Commission (RPC)
of the Naugatuck Valley Council of Governments (NVCOG)
NVCOG Offices, 49 Leavenworth St. Waterbury, CT
Third floor
6:30 p.m. Tuesday, August 2, 2016

Attendance: Joseph Jaumann, Ansonia (by phone); Margus Laan, Plymouth; Nancy G. Clark (by phone), Southbury; Marie Chasse, Bristol; Ken Long, Middlebury; Sue Goggin, Naugatuck; Ruth Parkins, Shelton; Tom Mueller, Thomaston; James Sequin, Waterbury; Robert Clarke, Woodbury.

Staff: Mark Nielsen, Planning Director; Ben Muller, Transportation Planner; Aaron Budris, Senior Regional Planner; Christian Meyer, Supervising Transportation Planner; Catrina Meyer, intern; Christian Nielsen, intern.

Public: Shawn Ruest, Bristol; Tom Doyle, Bristol

The meeting opened at 6:36 PM.

1. Pledge of Allegiance, Roll Call: The pledge of allegiance was recited. RPC members and NVCOG staff introduced themselves. At roll call nine (9) RPC members were in attendance. A quorum was obtained for this meeting.

2. Discussion: Transit Oriented Development (TOD) Model Ordinance

Comments:

- The model ordinances still focus on the Waterbury Branch Line towns, which is the original intent. Future work will discuss applicability for off-rail towns, starting in the fall.

Motion: To endorse the NVCOG TOD Model Ordinances to the Council for adoption. Motion made by James Sequin, seconded by Ken Long.

Vote: unanimous. Motion passed.

3. Update: Water Planning/WUCC

Comments:

- CT has reorganized and reemphasized the WUCC system for determining Exclusive Service Areas (ESAs) for water provision statewide. As not all existing WUCCs were active and determining ESAs, CT consolidated them into three WUCCs, the boundaries of which align with existing COG boundaries for easier administration and coordination.



- Heritage Water in Southbury is responsible for water provision for the new power plant under construction in Oxford, but does not have enough capacity to serve the plant. This issue is immediately critical and cannot wait for the two year WUCC planning process
 - Aaron Budris will send out a survey for comments to RPC members to solicit input for the WUCC process.
 - This process is parallel to the Comprehensive Water Plan, which will discuss how to best manage transferring water between systems.
 - When small water systems fail, it will be up to the water provider awarded the Exclusive Service Area to overtake the failed system. Details of costs and responsibility must be worked out through the WUCC process.
4. Discussion: Municipal LID and MS4 Regulatory Assessment and Action Plan Project
- Comments:
- The new MS4 permits replace the 2004 changes, and become effective in July 1st, 2017.
 - NVCOG staff have investigated necessary local regulation changes, in particular Low-Impact Development, to make recommendations for towns in the region.
 - A final report will be available in the coming months.
5. Discussion: NVCOG Regional Economic Profile 2014
- Comments:
- Hospitality, Education, Healthcare, and Professional Services industries have all fully rebounded from the recession.
 - The Profile is a summary and compilation of the data available, and is not intended to be a goal-determining document. Actions to be taken from information in the Profile are the domain of the town governments.
 - The agricultural sector only covers forestry, nurseries, and similar business, but does not include traditional agricultural employment. The primary reason is that data on traditional agricultural employment is unavailable due to less formal and more familial employment patterns.
 - The Economic Profile uses American Community Survey and LODES data from the US Census Bureau from 2005 - 2014. 2015 data will be available in December of this year, at which point the Economic Profile will be updated.
6. Administrative Items
- a. Approval of February 2, 2016 Meeting Minutes
- Motion: To approve February 2, 2016 Meeting Minutes. Motion made by Nancy Clark, seconded by Bob Clarke.
- Vote: unanimous. Motion passed.



- b. Summary of Executive Committee meeting held May 10th, 2016 and July 12th, 2016
 - c. Referrals
31 referrals submitted in 2016. 30 have been responded to. 6 were found to be regionally significant. The Cheshire POCD, the only one with no response, is in the public comment period.
 - d. Correspondence
No correspondence.
 - e. Selection of two (2) representatives to the Nominating Work Group - Confirmation by the RPC
Nominations: Marie Chasse and Bob Clarke were nominated.
Motion: To approve Marie Chasse and Bob Clarke as the representatives to the Nominating Work Group. Motion by Nancy Clark, seconded by Marie Chasse.
Vote: unanimous. Motion passed.
7. Discussion: Mr. Opuszynski asked that the following topic be put on the next full RPC agenda meeting: outdoor wood burning fire places for the purpose of heating homes and their water supplies.
- Comments:
- Woodbury and Middlebury have heard complaints from neighbors of homes with these heating systems due to the smoke they create.
 - The local health department may be of assistance.
 - Regulations more nuanced than a blanket ban may require more expertise than most towns have at hand.
 - Waterbury had a consistent complaint about a wood-burning pizza shop, and DEEP came in to regulate the outdoor furnace.
 - RPC members will ask around their towns to find details on how this issue has been addressed if at all.

8. Roundtable - Points of Interest/Local Activities

Plymouth — Margus Laan, Town Planner

We passed an extension to our moratorium [] for four more months. Our zoning enforcement person came back, so I have more time to work on that.

Middlebury — Ken Long, Zoning Chair

The Triangle Boulevard neighborhood near Oxford Airport—all of the houses are now empty. There's about five left to be torn down. In the center of town, we had a couple of buildings torn down over the past few years. A new gas station is being built in their place. Our zoning board has hired a consultant to go through our zoning regulation and reorganize it. The process has already started. I'm unsure who was hired.



Thomaston — Tom Mueller, Zoning Chair

Just finalized some changes and amendments to the regulations regarding alcoholic beverages and adult entertainment, marijuana, and some farming.

Shelton — Rut Parkins, Planning and Zoning Chair

There's a lot of mixed use going into downtown. We also have a major project for 121 acres of residential and commercial along Bridgeport Avenue. We also have a residential luxury on Bridgeport Avenue that's doing very well. They have 230 units approved, and their first building is completely filled. Second building is 95% occupied despite not being completed. They've increased their asking rent from \$1800 to \$2200 per month.

Naugatuck — Sue Goggin, Town Planner

Naugatuck had a dog park approved, and a 3,500' medical building approved downtown. We had a mixed use development approved on Prospect Street, with apartments and commercial retail on the lower level. A few single-family homes being built, but nothing really big. And we have an application for a Tractor Supply Company.

Waterbury — James Sequin, City Planner

We modified our zoning to allow student housing in the CBD. Essentially, it isn't dorms, because dorms were already allowed and had to be associated with an educational facility. These are privately developed that will be rented as a series of rooming houses exclusively to higher education students. Supposedly they have a deal with the UConn Branch to house up to 90 students, but it's a handshake deal. We got a call from Watertown about someone cutting trees. She's coming to the Wetlands Commission to dispute a permit for an industrial lot to store automobiles for a car dealer in Watertown.

Southbury — Nancy G. Clark, Planning Commission

Southbury is looking for a new ZEO. We've had some minor lot line revisions. We've produced an economic development video to promote the town and that is being distributed. Everyone is asking about the theater: the theater is proceeding despite some regulatory hurdles. It will probably be spring before it opens.

Woodbury — Robert Clarke, Zoning Chair

We've gotten reports from O&G concerning their two quarries in town. We've approved new amendments to the zoning regarding home occupation to improve clarity. We've also been having meetings with developers and residents regarding housing developments in town. We're planning a combined meeting sometime in the coming months. Close to the center of town a plan for a historic site has been contentious. Last week planning and zoning met together to discuss housing regulations and the Fair Housing Act.



Joseph Jaumann — Ansonia, Zoning Chair

We modified our zoning text for the city center plan to allow gyms and workout facilities. We changed regulations regarding pigeons and flightless dove to allow them on certain properties. We've had an aggressive blight program this year, including taking down dangerous properties. The [pharaoh] building is almost complete, set to be complete in early September. We've had a lot of interest from developers in two of the vacant downtown areas. There's been a host of referrals asking for recommendations on different blighted or vacant properties throughout the city.

Marie Chasse — Bristol, Planning Commission

Our city planner retired July 10th. We still have Bob Flanagan as the Acting City Planner, and he's a tremendous asset. Our Route 6 Corridor Study has started. We had a public meeting June 18th, and we're waiting on the consultant to provide an overview of that meeting. Our downtown area has been relatively slow, but we are working on that now.

9. Other

Discussion: Sue Goggin asked for thoughts regarding a request by a company to build a utility pole in the public ROW in Plymouth. RPC members are requested to seek further information for precedent and the appropriate response.

Discussion: Ruth Parkins asked about business-use ground-mounted solar panels. Middlebury has both residential and commercial regulations on the books. A webinar about zoning for solar is available: Christian Nielsen of NVCOG will forward that along for review.

Staff Update: The Derby POCD is complete, and NVCOG will begin soon on assistance with the Ansonia POCD. Staff will also initiate the Regional POCD process shortly, which will heavily involve the RPC.

10. Adjournment

On a motion by Ruth Parkins, seconded by Margus Laan, the meeting was adjourned at 8:02 PM.

Respectfully submitted by
Joanna B. Rogalski
Regional Planner, NVCOG