



Meeting Minutes

Regional Planning Commission (RPC)
of the Naugatuck Valley Council of Governments (NVCOG)
49 Leavenworth Street – 3rd floor, Waterbury, CT
6:30 p.m. Tuesday, February 5, 2019

Attendance: Michael Opuszynski (by phone), Beacon Falls; David White, Bristol; Gil Lindner (by phone), Cheshire; Lori Rotella (by phone), Naugatuck; Margus Laan, Plymouth; Virginia Harger (by phone), Shelton; Jay Carow, Southbury; Jeremy Leifert, Thomaston; Robert Clarke (by phone), Woodbury.

Staff: Gabriel Filer, Transportation Planner; Christian Meyer, Supervising Transportation Planner; Joanna Rogalski, Senior Regional Planner

Members of the Public: 0

The meeting opened at 6:35 PM.

1. Pledge of Allegiance, Roll Call, Introductions, Public Participation

- The pledge of allegiance was recited. All those present introduced themselves. New NVCOG staff person introduced – Gabriel Filer. A quorum was obtained for this meeting. No public comment.

2. Update – Metropolitan Transportation Plan (MTP) and public input process

- Christian Meyer described the online survey related to transportation issues – <https://nvcoct.org/content/MTPsurveys>
- Public input period, which must last a minimum of 30 days by federal law, expected to commence on February 19, 2019 and close on April 12, 2019. The RPC will be sent an email and link to the MTP full plan and summary when it is published online.
- Bob Clarke asked about the feasibility of public transit connections to Woodbury, which in the past had existed but were infrequent.

3. Update: Regional Plan of Conservation and Development (RPOCD)

- Joanna Rogalski stated that the recent focus has been on the MTP – after final draft will refocus to RPOCD
- The RPOCD will touch upon Transportation, but needs to identify other regional issues – land use, housing, economy, services and sustainability
- RPOCD Working Group members: Bob Clarke, Tanya Carver, Michael Opuszynski
- Address timeline in more detail at April 2, 2019 RPC meeting
- Request to send links to current regional POCD's to all RPC members.

4. Administrative Items

Joanna Rogalski led discussion on the following topics:

- a. Review of October 2, 2018 Meeting minutes – Edits proposed Bob Clarke
- b. Review of December 11, 2018 Meeting minutes
- c. Referrals – Since Dec 4, NVCOG staff has received 17 referrals, 1 was regionally significant. A disclosure statement was drafted and sent to the RPC and Southington planning department regarding a potential conflict of interest. NVCOG staff are maintaining a database of Brownfield Revolving Loan recipients and will check the applicants of proposed zoned changes against this database.
- d. Correspondence



- Jim Sequin has retired, email dated January 29, 2019. Waterbury RPC position vacant.
- Ruth Parkins has resigned, email dated Sunday, February 3, 2019

5. Roundtable - Points of Interest/Local Activities

Thomaston – Jeremy Leifert, Land Use Administrator

Zoning drafted regarding small cell wireless networks. Town received a \$175,000 grant for the next 3,000 feet of trails. Public hearing for a new brewpub application will be held at next P&Z meeting. Five zoning regulation amendments will soon be sent to NVCOG for referral.

Bristol – David White, Planning Commissioner

Development with 93 residential units is in process. At the most recent Zoning Commission meeting a request to develop parking was denied because it was not in context with the neighborhood. Centre Square area will soon be adding a new development.

Plymouth – Margus Laan, Town Planner

Developer has proposed residential reuse of 1904 school building, vacant for past 10 years, as 28 units, with additional 30 units built on the former athletic fields, all market rate. Neighbors are not happy with proposal. In the center of town there was a call for denser zoning – this may add to diversity of housing choice. Three public hearings were held on this proposal, each public meeting was 3 hours long.

Southbury – Jay Carow,

Major issue is crosswalks and safety. A consultant has been hired to conduct a safety study of sidewalks and crosswalks at seven intersections along Main Street, and make recommendations to expand public spaces.

Shelton – Virginia Harger, Planning and Zoning Commission, Chairperson

Various developments in progress: Downtown mixed use, 25 residential units, River Road marina 105 units, 89 luxury units along Route 8, Assisted Care Memory facility. A proposal for 30 apartments did not pass. Approval process for age-restricted housing being reviewed. Two new shopping centers are proposed for the former United Illuminating site. Panera is proposing a new development with a drive-thru – this is their new corporate model. Planning and Zoning Administrator has resigned, provisional administrator in place. Question posed: What is fueling all this development? A: Location, began with development of corporate parks. Problem with current development is that it does not match with desired small village feel. With new development there have been complaints about transportation.

Woodbury – Bob Clarke, Zoning Commission, Chairperson

DEEP has approved the cover of a dump on Main Street where a Dollar General is proposed to be development. The Town has hired Fitzgerald and Halliday to write POCD and Zoning Regulations. Question posed: Is Curtis House closed? A: No, still in operation but owner wants to sell it.

Cheshire – Gil Lindner

Expect application regarding the Interchange Zone in the I-84 and I-691 corridor. Hartford Hospital is proposing a large medical facility for radiology and MRI on Route 10 south of Town Hall. The former Pier One store is being developed into a Goodwill Store.



Beacon Falls – Mike Opuszynski, Inland Wetlands and Watercourses Commission

New bakery downtown under the name “Sweet Treats” in a one tenant unit. Near Town Hall, a 14 unit development is being developed into a 6 unit development. Town will purchase property to expand its Public Works- Wastewater Treatment Plant.

6. Other

- Ginny Harger requested an update on the Derby-Shelton bridge project.

7. Adjournment

The meeting was adjourned at 8:19 PM.

Respectfully submitted by
Joanna Rogalski, Regional Planner
NVCOG