



NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 • 203-757-0535 • 203-735-8688

MEETING MINUTES REGULAR MEETING

Regional Planning Commission (RPC)
of the Naugatuck Valley Council of Governments (NVCOG)
49 Leavenworth Street – 3rd floor, Waterbury, CT
Virtual Meeting on ZOOM
6:30 p.m. Tuesday, December 1, 2020

Attendance: David White, Bristol; Nicole Cignoli, Derby; Lori Rotella, Naugatuck; Margus Laan, Plymouth; Gil Graveline, Prospect; Jim Baldwin, Seymour; Ginny Harger, Shelton; Stacy Sefcik, Thomaston; Robert Clarke, Woodbury.

Staff: Aaron Budris; Senior Regional Planner; Joanna Rogalski, Senior Regional Planner; Keith Rosenfeld, Shared Municipal Planner.

Guests: David Murphy, Milone and MacBroome.

Members of the Public: 0

The meeting opened at 6:31 PM.

1. Commencement of Meeting

- a. Pledge of Allegiance - The pledge of allegiance was recited.
- b. Roll Call – A quorum was obtained for this meeting.
- c. Public Comment – No public comment was submitted before the meeting, no public comment at this time.

2. Administrative Items

- a. Adoption of October 6, 2020 Meeting minutes (motion) - Motion made by Bob Clarke, seconded by David White. Abstentions: Lori Rotella. Vote: Unanimous. Motion passed.
- b. Adoption of Regional Planning Commission Meeting Schedule for 2021 (motion) Proposal included two meeting schedule options: Option A – Six meetings, Option B – 4 meetings. Motion to adopt Option B meeting schedule made by Gil Graveline. Discussion ensued. Motion to adopt Option B schedule withdrawn by Gil Graveline. Motion to adopt Meeting Schedule Option A – Six meetings made by Bob Clarke, seconded by Ginny Harger. Vote: Unanimous. Motion passed.
- c. Referrals – Keith Rosenfeld reported about the ten (10) referrals received by the NVCOG since October 6, 2020.
- d. Correspondence – Joanna Rogalski reported no correspondence since October 6, 2020.

3. Update regarding the NVCOG Natural Hazard Mitigation Plan (David Murphy, Milone and MacBroome)

David Murphy, who works for Milone and MacBroome (MMI), the consultant hired to research and write the regional NVCOG Natural Hazard Mitigation Plan (NHMP), described the current public outreach process for input from each of the nineteen NVCOG municipalities. Attendance at virtual public meetings has been low. He proposes that public outreach continue through the regularly scheduled municipal Planning and Zoning Commission meetings, with MMI and NVCOG requesting to be added as a meeting agenda item for each meeting. This would be done over the next three months. The RPC members asked for a copy of today's NHMP presentation and commented that municipal commissioners would be interested in this presentation.

4. Discussion regarding Resilient CT (David Murphy, Milone and MacBroome)

David Murphy, who works for Milone and MacBroome (MMI), the consultant hired to research data for the Resilient CT project, made a presentation about the Resilient CT project, a Connecticut Institute for Resilience and Climate Change (CIRCA) administered project funded through a HUD grant. Funds will be distributed through Fairfield and New Haven Counties, and per the four Councils of Governments (COG's) in those counties. Though it is primarily a coastal resilience program, riverine flood zones such as those along the Naugatuck and Housatonic



Rivers are also being considered. The goal of the program is to find ways to adapt structures and critical infrastructure to withstand flooding, and where this cannot be done, how to get people out of harm's way. The program will also address energy, economic and social resilience, how to increase transit connectivity, and create opportunities for affordable housing. He asked the RPC members to think about implementable infrastructure and transit-oriented development projects which a single municipality cannot accomplish and would result in broad range of benefits. There will be five projects chosen from the NVCOG region to further develop. Contact David Murphy at MMI (dmurphy@mminc.com) or John Truscinski at CIRCA (john.truscinski@uconn.edu).

5. Roundtable – Discussion of Local Activities and municipal land use processes

Shelton – Ginny Harger, Planning and Zoning Commission

Big focus on the downtown area. Various apartment and mixed-use residence and commercial developments have been approved or are being considered including: 69-unit apartment building on Howe Ave, Riverwalk mixed use development, a recreational-residential mixed use apartment building, and a 105-unit apartment and marina. Other developments include 30 age-restricted duplexes, several subdivisions, drugstore in old Sears building, gas/convenience store on site on florist and greenhouse, and expansion of warehouse. One disappointment is that a shopping center began to be built but was abruptly halted due to refinancing. There were two major apartment project denials, one for a 206 unit complex and another 340-unit complex. There seems to be a trend for single family homes on less than 1-acre properties.

Bristol – Dave White, Planning Commission

There has been a regulation change for outdoor dining permitted in the B-G (general business) zone. The City has received funding for rewriting its zoning regulations to make them more concise and easier to read.

Woodbury – Bob Clarke, Zoning Commission

This is a slow time of year. Zoning Commission continues to work on zoning updates.

Thomaston – Stacey Sefcik, Land Use Administrator

Past two weeks have been slow but busy before then. Town working on zoning text amendments including outdoor dining regulations, commercial vehicles in residential zones, and large scale solar. There is a potential large-scale subdivision proposed on a challenging site – 56 acres with steep slopes. Looking at updating floodplain regulations to meet current requirements. The Town is looking at the Affordable Housing Plan required by State statute.

Naugatuck – Lori Rotella, Town Planner

The Borough approved a five (5) story assisted living facility on North Main Street. Outdoor dining regulations have been modified. On Mondays and Fridays there is a live drawing on Facebook for gift cards to local restaurants. To enter drawing a person must submit a recent receipt from a local restaurant. New applications for fast food developments.

Prospect – Gil Graveline, Elector

Masonry supply site plans were re-submitted. A site plan for an auto dealer was approved. Trying to get the balance between gas and retail, like a Cumberland Farms. Zoning text amendments are being considered. Home occupations are being considered, lawn care and computer generated sales.

Derby – Nicole Cignoli, Elector

A Planned Development District (PDD) is being considered by Planning and Zoning Commission, to instill more flexibility in their planning process. Transit Oriented Development is being considered on Factory Street.



Waterbury – Gil Graveline, City employee

Planning a demolition of old Chase Brass factory building at 130 Freight Street – bids are being taken on that demolition. This is a 10-acre property which is flat, very rare these days. Once demolition done down to the slab, some remediation of the site is expected. A new Hoffman BMW is being built new Loman Chevrolet.

Seymour – Jim Baldwin, Building Inspector

A 90-unit affordable housing project was approved and is beginning to be built. A lot of different uses are being proposed but nothing yet submitted. Jim Baldwin observed from all the roundtable discussion that there seem to be a lot of changes taking place in zoning and developments, particularly away from single family homes and homeownership. Ginny Harger clarified that there are single family subdivisions being proposed in Shelton, but they are less than 1 acre per unit.

6. Update regarding Regional Planning Commission Restructuring

Joanna Rogalski reported there has been no new work on restructuring the RPC.

7. Update regarding the Regional Plan of Conservation and Development

Joanna Rogalski reported there has been no new work on the Regional Plan of Conservation and Development. The current goal is to complete a draft by the end of 2021.

8. Update regarding Long-Term Recovery Committees

Joanna Rogalski reported that an Unmet Needs Form is being tested in DEMHS Region 5 which would help communicate and track unmet needs among the local and regional long term recovery committees and if not resolved at those levels, brought to the attention of the State. The form is not meant to be used by the general public and not to describe a specific family or business need.

9. Other

Aaron Budris suggested that considering all the municipalities revising their zoning regulations, this would be a good time to include Low Impact Development (LID) land use standards. He reminded the group that in 2016 the NVCOG had assessed each NVCOG municipality's zoning regulations with respect to MS4 and LID standards and written a report for each. The NVCOG will resend these reports to each of its municipalities. Tomorrow Aaron will be presenting about this topic during a UCONN CLEAR webinar.

Clarification on location of five story assisted living in Naugatuck – on North Main St next door to the post office.

10. Adjournment

Motion to adjourn the meeting made by Ginny Harger, seconded by Lori Rotella. Vote: Unanimous. Motion passed.

The meeting was adjourned at 7:35 PM.

Respectfully submitted by
Joanna Rogalski, Senior Regional Planner
NVCOG