



# NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

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

## AGENDA

### Naugatuck Valley Council of Governments

#### Regional Planning Commission

Virtual Video Conference Meeting

6:30 p.m., Tuesday, October 4, 2022

1. Commencement of Meeting
  - a. Pledge of Allegiance
  - b. Roll Call
  - c. Public Comment
2. Administrative Items
  - a. Adoption of June 6, 2022 Meeting Minutes (motion)
  - b. Adoption of August 2, 2022 Meeting Minutes (motion)
  - c. Referrals Report (*Joanna Rogalski*)
  - d. Correspondence
3. Roundtable – Discussion of local activities and municipal land use processes.
4. NVCOG Updates
  - a. Regional Plan of Conservation and Development (RPOCD) (*Joanna Rogalski*)
  - b. Metropolitan Transportation Plan Update (*Rich Donovan*)
  - c. NVision 2022 Summary (*Christine O’Neill*)
  - d. Funding opportunity – Climate Resilience Fund (*Christine O’Neill*)
5. Adjournment

Called by

David White, Chair, NVCOG Regional Planning Commission

*Any member of the public wishing to address the Commission members at a Regional Planning Commission virtual meeting should send an email to [info@nvcoqct.gov](mailto:info@nvcoqct.gov) with the following information:*

- *Your name, address and any professional affiliation (for the public record)*
- *Your phone number (only if you are using the phone dial-in option)*
- *The item number on the agenda you plan to address in your comments*

*Your information must be received by 4:30 p.m. on the day before the meeting. Because of the need for stable meetings and public security, anyone who does not provide the above information cannot be admitted to our online meetings.*



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## DRAFT MEETING MINUTES Naugatuck Valley Council of Governments Regional Planning Commission Regular Meeting Virtual Video Conference Meeting – [YouTube Link](#) 6:30 p.m., Tuesday, June 7, 2022

**Attendance:** Representative Bob Clarke, Woodbury; Representative David White, Bristol; Representative Ginny Harger, Shelton; Representative Lori Rotella, Naugatuck; Representative Robert Nerney, Waterbury; Representative Margus Laan, Plymouth; Representative Curtis Bosco, Middlebury; Representative Ray Jurzynski, Jr., Beacon Falls; Representative Gil Graveline, Prospect.

**Staff:** Savannah-Nicole Villalba, Regional Municipal Planner; Josh Lecar, Director of Planning; Christine O’Neill, Regional Environmental Planner; Adrian Huq, SCT Fellow; Michio Agresta, SCT Fellow

**Guests:** None

**Members of the Public:** None

1. **Commencement of Meeting** – The meeting was called to order at 6:34 PM.
  - a. **Pledge of Allegiance** – The Pledge of Allegiance was recited.
  - b. **Roll Call** – Roll call was conducted, and a quorum was obtained.
  - c. **Public Comment** – No public comment was submitted for this meeting.
  
2. **Administrative Items**
  - a. **Adoption of April 5, 2022, Regular Meeting minutes (motion)** – A motion to adopt the April 5, 2022, meeting minutes as presented was made by Representative White and seconded by Representative Clarke. Votes: 8-0-1. Motion carried. Laan Abstained.
  - b. **Referrals Report** – In lieu of Mr. Rosenfeld, Ms. Villalba provided the referrals report to the Commission. (*Summary of Referrals Report – March 26, 2022, to May 31, 2022.*)
  - c. **Correspondence** – There was no correspondence at this meeting.
  - d. **NVCOG staff support** – Josh Lecar, NVCOG Director of Planning noted that he will be taking over from Savannah-Nicole Villalba as lead staff person for the RPC.
  
3. **Regional Planning Commission Executive Board Elections**
  - a. **Nominating Group Report:** Representatives Harger, Baldwin and Rotella were members of the nominating group.
  - b. **Motion to elect the following slate of officers for 2022-2023:**  
RPC Chairperson: David White, Bristol  
RPC Vice-Chairperson: Lori Rotella, Naugatuck  
RPC Secretary, Stacey Sefcik, Thomaston  
At-Large Representatives: Curtis Bosco, Middlebury; Margus Laan, Plymouth  
Votes: 9-0. Motion carried.

#### **4. Roundtable – Discussion of Local Activities and Municipal Land Use Processes**

##### Bristol- Representative David White

Representative White reported that City Hall is completely vacated for renovations. City departments are temporarily relocated to a Webster Bank office building on Main Street and the court rooms have been relocated to the Police Dept on N. Main Street.

##### Naugatuck- Representative Lori Rotella

Representative Rotella reported that Borough anticipates that Bluewater Horizon will submit a zoning text amendment to maximum building height as a component of the Amazon warehouse application. Naugatuck will host a food truck festival on the Green in August.

##### Shelton – Representative Ginny Harger

Representative Harger reported that the city has applied for an extension on filing their affordable housing plan. City passed a moratorium on accepting high-density apartment dwellings. Public hearings were held for multiple apartments buildings around the city, as well as a gas station. A discussion on a moratorium on accessory housing units is also in the works. A 66-acre property on Constitution Boulevard is also being rezoned from a Planned Development District (PDD) to industrial.

##### Middlebury – Representative Curt Bosco

Representative Bosco reported that Middlebury is working on an affordable housing plan with a consultant. The Town has started using online permitting system with Permit Link. The Zoning Enforcement Officer certification program is back in operation after the pandemic with 35-40 people in the May program, and another 30 signed up for June.

##### Waterbury – Representative Robert Nerney

Representative Nerney reported that Waterbury is working on their affordable housing plan. Post University is filing a June 8 application for athletic field lighting for their fields. The cannabis moratorium is also being extended through November. Representative Nerney reported a rise of the upper levels of downtown office buildings being converted into apartments.

##### Prospect – Representative Gil Graveline

Representative McNeil reported that Prospect is updating their affordable housing plan and working on additional sidewalks.

##### Plymouth – Margus Laan

Representative Laan reported that Plymouth will be having a public hearing on a moratorium on cannabis uses on June 23<sup>rd</sup>. The Town is also working on its affordable housing plan.

The Commission also discussed online permitting systems and which each are using, if any, and what they like and dislike with each.

6. **NVCOG Discussion – PA 21-29: Accessory Dwelling Units** – Mr. Lecar provided an overview of PA 21-29 along with a description of the provisions and regulations of Accessory Dwelling Units.

7. **NVCOG Updates -**

- a. **Environmental Planning Update** – Ms. O’Neill provided an overview of a municipal solid waste forum.
- b. **Solsmart Update** – Ms. O’Neill reported that the region is very close to earning a silver designation in Solsmart.
- c. **SustainableCT** – Ms. O’Neill introduced this year’s Sustainable CT fellows: Adrian Huq and Michio Agresta
- d. **Composter and Rain Barrel Sale** – Mr. Budris notified the Commission that the composter and rain barrel was successful in its second year.

6. **Adjournment** – A motion to adjourn the June 7, 2022, Regular Meeting of the NVCOG Regional Planning Commission was made by Representative Harger and seconded by Representative Graveline. Votes: 9-0-0. Motion carried.

The meeting was adjourned at 7:50 PM.

Respectfully Submitted by  
Jack DeOliveira  
Naugatuck Valley Council of Governments



**DRAFT MEETING MINUTES**

**Naugatuck Valley Council of Governments  
Regional Planning Commission Regular Meeting  
Virtual Video Conference Meeting – [YouTube Link](#)  
6:30 p.m., Tuesday, August 2, 2022**

**Attendance:** Representative Lori Rotella, Naugatuck; Representative Robert Nerney, Waterbury; Representative Gil Graveline, Prospect; Representative David White, Bristol; Representative Kim McNeill, Southbury; Representative Daniel DiVito, Watertown

**Staff:** Joanna Rogalski, Senior Regional Planner; Josh Lecar, Director of Planning; Christine O'Neill, Regional Environmental Planner; Adrian Huq, SCT Fellow; Michio Agresta, SCT Fellow

**Guests:** None

**Members of the Public:** None

- 1. Commencement of Meeting** – The meeting was called to order at 6:35 PM.
  - a. Pledge of Allegiance** – The Pledge of Allegiance was recited.
  - b. Roll Call** – Roll call was conducted, and a quorum was not obtained.
  - c. Public Comment** – No public comment was submitted for this meeting.
  
- 2. Administrative Items**
  - a. Adoption of June 7, 2022, Regular Meeting minutes (motion)** – Although a motion to adopt the June 7, 2022, meeting minutes as presented was made, a quorum was not established for this meeting.
  
  - b. Referrals Report** – Ms. Rogalski provided the referrals report to the Commission. 13 referrals have been received. Representative from Thomaston asked how many towns in NVCOG region have passed retail cannabis for retail use. Ms. Rogalski provided that only Derby is currently allowing. Other towns considering: Beacon Falls, Thomaston
  
  - c. Correspondence** – There was no correspondence at this meeting.
  
- 3. Roundtable** – Discussion of Local Activities and Municipal Land Use Processes
  - Bristol** -- This Fall opening up Bristol Arts and Innovation Magnet School, 6-8 grades and selected high school students in afternoon. Associated Spring is closing their facility, reduced need for their product.
  - Naugatuck** -- Affordable Housing Plan is being worked on. Starting work on Cannabis. Putting a new skate park at linden park. Approved zone change for industrial park (Blue Water Property).
  - Prospect** – A subdivision in Prospect, 2 single-family houses.
  - Southbury** – New director of planning, Ty Kurd. Affordable Housing Plan has been approved. POCD draft hopeful for September. Number of new businesses opening up on Main Street and around.



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**Waterbury** – Text change for zoning (Blue Water Property), allows for heights of 130ft. Affordable housing study has been adopted. Extended moratorium on cannabis until February 2023, going to put question on November ballot for voters to decide.

**Watertown** – No zoning meeting two months. Work on Main St project to make it safer with the state (reduce deaths on street). Wrapping up restructuring of zoning laws. Work almost complete at dog park. Working on affordable housing plan.

**4. NVCOG Discussion** – Regional Plan of Conservation and Development (RPOCD)– Ms. Rogalski provided an overview of RPOCD.

#### **5. NVCOG Updates** –

**a. Nvision Regional Conference** – Ms. O’Neill provided information on the conference. Date/time/location are as follows: September 13<sup>th</sup> 8am-2pm @ Palace Theater in Waterbury. Panels on transportation, affordable housing and environmental justice and community engagement.

**b. Metropolitan Transportation Plan** – Mr. Lecar provided update on efforts to gather community input for MTP .

**c. Environmental Planning Update** – Ms. O’Neill informed the commission NVCOG received SolSmart Bronze award. Provided information on three environmental grant opportunities (due 09/30/2022).

**d. Sustainable CT Fellows** – Ms. O’Neill thanked the fellows for their time.

**6. Adjournment** – Although a motion to adjourn the August 2, 2022, Regular Meeting of the NVCOG Regional Planning Commission was made, a quorum was not obtained for this meeting.

The meeting was adjourned at 7:30 PM.

Respectfully Submitted by  
Jack DeOliveira  
Naugatuck Valley Council of Governments

**Summary of Zoning, Subdivision & POCD Referrals Received**  
**August 2, 2022 - October 3, 2022**

NVCOG Ref #	Municipality	Date Rec'd	Type	Adjacent Muni's/COG's	Regionally Significant	Description of Referral	Public Hearing Date	Date Response Sent
OXFO-06-080322-Z	Oxford	8/2/2022	Z	Shelton, Seymour, Beacon Falls, Naugatuck, Middlebury, Southbury, Newtown, Monroe	No	The Town of Oxford has received an application for a text amendment to the Oxford Zoning Regulations. The applicant's proposed amendments add a new use in the industrial zone, permitted by special exception, and are for "Commercial Boarding Kennels."	8/16/2022	8/9/2022
BEAC-07-080422-Z	Beacon Falls	8/4/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls is considering a revision to the Beacon Falls Zoning Regulations: (New Section) 51.2.6 Expert Review: Where it has been determined by the Commission that it must consult with experts to analyze, review and report on areas requiring a detailed peer review to assist the Commission in evaluating the effect of a proposal on the Town, the Commission shall require the applicant to pay these costs. These fees will be paid to the Town for the Commission's uses prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by one hundred fifty percent (150%). Upon completion of the technical review and full accounting of the charges owed or paid, all excess funds will be returned to the applicant.	8/18/2022	8/9/2022
WTTN-08-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	The Watertown Planning & Zoning Commission has received an application from Daniel Galindo for Bed and Breakfast accommodation in the R-12.5 District at 153 Deforest Street, Watertown, CT, Map 99A, Block 61, Lot 1. Site Plan/Special Permit #2022-04.	9/7/2022	9/6/2022
WTTN-09-080922-S	Watertown	8/9/2022	S	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	The Watertown Planning & Zoning Commission has received an application from Steiner, Inc. for a 4 lot subdivision at Lake Winnemaug Road and Sperry Road, Watertown, CT. Map 141, Block 20-06.	9/7/2022	9/6/2022
WTTN-10-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Venture Real Estate Enterprises, Ltd, has submitted an application to the Watertown Planning & Zoning Commission to amend the Zoning Map to change the zone at 146 Frost Bridge Road, Watertown, CT from R-12.5 to IR-80. Map 116A, Block 93, Lot 7.	9/7/2022	9/6/2022
WTTN-11-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Venture Real Estate Enterprises, Ltd, has submitted an application to the Watertown Planning & Zoning Commission to amend the Zoning Regulations at Section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district.	9/7/2022	9/6/2022
WTTN-12-080922-S	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Kim Keegan has submitted an application to the Watertown Planning & Zoning Commission for a two lot resubdivision of 13.04 acres parcel at 340 Bryant Road, Watertown, CT, in the R-90 District Map 23, Block 28, Lot 6B.	9/7/2022	9/6/2022
WTTN-13-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Michael Terelmes has submitted an application to the Watertown Planning & Zoning Commission for Site Plan/Special Permit #2022-05 to operate a Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street, Oakville, CT, Map 113A, Block 135, Lot 2.	9/7/2022	9/6/2022

NVCOG Ref #	Municipality	Date Rec'd	Type	Adjacent Muni's/COG's	Regionally Significant	Description of Referral	Public Hearing Date	Date Response Sent
WALL-14-081522-Z	Wallingford	8/15/2022	Z	North Haven, North Branford, Durham, Middlefield, Meriden, Cheshire, Hamden	No	The Wallingford Planning and Zoning Commission will consider opting out of the requirements for Residential Parking and Accessory Dwelling Units as outlined in Public Act 21-29. Potential changes to the current zoning regulations as they relate to Residential Parking Requirements and Accessory Dwelling Units may also be discussed as part of this public hearing.	9/12/2022	9/15/2022
MIDD-15-083022-Z	Middlebury	8/30/2022	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	The Town of Middlebury Planning & Zoning Commission has received a request from JSD Partners, Southford, LLC, for a amendment to the Middlebury Zoning Regulations at Article VI, Section 63 (Signs).	10/6/2022	9/15/2022
ANSO-16-090122-Z	Ansonia	9/1/2022	Z	Derby, Seymour, Woodbridge	No	The City of Ansonia is proposing zoning text revisions to the Ansonia Zoning Regulations as follows: Proposed text amendment to Section 22.06, Section 22.02 – Permissible Uses.	9/26/2022	9/15/2022
BRIS-17-090622-Z	Bristol	9/6/2022	Z	Southington, Plainville, Farmington, Burlington, Plymouth, Wolcott	No	The City of Bristol Zoning Commission is proposing amendments to the Bristol Zoning Regulations: The amendments proposed are an effort to correct references from a previous text amendment in October 2016 that were inaccurate. In the main body of the existing text, several items were reordered and/or added. At the time of the amendment, two references to other sections of the Regulations were not corrected: (1) BG - General Business Zone - Section VI.B.3.z. (2) BHC - Route 72 Corridor Business Zone - Section VI.E.3.o.	10/17/2022	9/15/2022
PLYM-18-090622-Z	Plymouth	9/6/2022	Z	Waterbury, Wolcott, Bristol, Burlington, Harwinton, Thomaston	No	The Town of Plymouth Planning & Zoning Commission is considering a proposal by the Plymouth Land Use staff to amend Article 4, Section B, Table of General Use Regulations to add column for alternative energy systems to I-3, the Industrial I-3 District.	9/8/2022	9/15/2022
STBY-19-090922-Z	Southbury	9/9/2022	Z	Newtown, Oxford, Middlebury, Woodbury, Roxbury, Bridgewater	No	Northpoint Ridge, LLC has amended its petition to the Town of Southbury Zoning Commission for its text amendment to Section 12 of the Southbury Zoning Regulations, Planned Development District, to increase the affordable housing set aside requirement from 10% to 20%.	9/14/2022	9/15/2022
STGT-20-091922-S	Southington	9/19/2022	S	Cheshire, Meriden, Berlin, New Britain, Plainville, Bristol, Wolcott	No	The Town of Southington Planning & Zoning Department has received an application from Laurie Jamele for a three-lot subdivision to be located at 1422 Marion Avenue in Southington.	9/20/2022	9/20/2022
BEAC-21-092022-Z	Beacon Falls	9/20/2022	Z	Bethany, Naugatuck, Oxford, Seymour		The Town of Beacon Falls is proposing a text amendment to the Beacon Falls' zoning regulations for accessory dwelling units to align with the Connecticut State Statutes as amended, or to opt-out by statutory requirements by 2/3 vote.	10/20/2022	
ORAN-22-092022-Z	Orange	9/20/2022	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton		The Town of Orange has received an application from Montar Group, LLC to amend the Town of Orange Zoning Regulations at Article VIII, §383-66 and Article XVIII, §383-174 to allow self-storage facilities in the Commercial C-2 District by special use permit.	11/9/2022	
NAUG-23-092322-Z	Naugatuck	9/23/2022	Z	Beacon Falls, Bethany, Prospect, Waterbury, Middlebury, Oxford		The Borough of Naugatuck is considering an amendment to Section 25.10, Accessory Living Units, of the Naugatuck Zoning Regulations to comply with the requirements of Public Act 21-29, Section 6.	10/19/2022	
CHES-24-092622-Z	Cheshire	9/26/2022	Z	Hamden, Wallingford, Meriden, Southington, Wolcott, Waterbury, Prospect, Bethany		The Town of Cheshire has received an application from Apex Realty 242, LLC for a zone text change to Section 45, Special Development District (S.D.D.), Subsection 45.2, Location.	10/24/2022	