



MINUTES

**Naugatuck Valley Council of Governments
Regional Planning Commission**

Virtual Video Conference Meeting - [YouTube Link](#)
6:30 p.m., Tuesday, October 4, 2022

RPC Representatives: David White, Bristol; Bob Clarke, Woodbury; Curt Bosco, Middlebury; Gino DiGiovanni, Derby; Stacey Sefcik, Thomaston; Margus Laan, Plymouth; Robert Nerney, Waterbury; Lori Rotella, Naugatuck.

Staff: Joanna Rogalski, Richard Crowther, Jr., Rich Donovan, Christine O’Neill.

1. Commencement of Meeting

Chairman David White called the meeting to order at 6:30 p.m., and the roll was called. There was no public comment.

2. Administrative Items

- a. *Adoption of June 6, 2022 Meeting Minutes* – On a motion by Bob Clarke, seconded by Lori Rotella, it was unanimously voted to approve the minutes of the June 6, 2022 RPC meeting.
- b. *Adoption of August 2, 2022 Meeting Minutes* – On a motion by Bob Clarke, seconded by Robert Nerney, with Curt Bosco abstaining, it was voted to approve the minutes of the August 2, 2022 RPC meeting.
- c. *Referrals Report* – Joanna Rogalski said 19 referrals had been submitted to NVCOG since the last meeting. There were no referrals of particular note.
- d. *Correspondence* – Ms. Rogalski said Gino DiGiovanni had been appointed as the RPC representative from the City of Derby and welcomed him to the Commission.

3. Roundtable – Discussion of local activities and municipal land use processes

Derby – Mr. DiGiovanni said the City of Derby is reviewing the requirements of state statute 8-30j regarding accessory dwelling units and also cannabis regulation and will most likely take action at its next Planning and Zoning Commission meeting.

Middlebury - Curt Bosco said the Town of Middlebury is experiencing a lot of activity, but nothing that is regionally significant. Speaking as a member of CAZEO, he said people are taking heed of the upcoming mandate that each town needs to have a certified zoning officer. CAZEO classes have been full, and the organization is looking at other venues that would allow larger classes.

Naugatuck – Lori Rotella said the Borough of Naugatuck is working on its affordable housing plan and is looking at cannabis guidelines and accessory dwelling units. She expects applications to come in for Parcel B which is across from the firehouse. The train station is expected to go there next year. Naugatuck is also working on a mixed-use development/TOD type project.

Mr. DiGiovanni asked about the status of cannabis regulations within the NVCOG region. He said Derby is reviewing the guidelines. Mr. White said Bristol had just recently approved hybrid retail stores. Bristol has had a medical cannabis establishment for several years and it has now been approved for hybrid. Stacey Sefcik said the Town of Thomaston has also adopted regulations that will allow cannabis establishments subject to separation distance requirements. One retail establishment will be permitted.

Thomaston – Stacey Sefcik said that other than cannabis regulations, the Town of Thomaston is continuing work on its affordable housing plan. An intern from the UConn Public Policy School is assisting with various things, including the affordable housing plan. A dollar store may be coming to town.

Woodbury – Bob Clarke said Woodbury would be taking up the issue of cannabis at an upcoming Board of Selectmen meeting. The Woodbury Zoning Commission is working on a subdivision off Route 6.

Bristol – David White said other than the cannabis issue, the City of Bristol had a successful Mum Festival and Parade. The Bristol Zoning Commission approved 84 units for elderly housing. Three houses have been razed for a Dairy Queen to be constructed on Route 6.

Waterbury – Robert Nerney said Waterbury is also looking at the cannabis issue. It will be a referendum issue on the November ballot. If approved, regulations will be developed. An existing moratorium will sunset in February 2023. Additionally, Waterbury is considering an overlay district for older, underutilized shopping centers in Waterbury to encourage other uses in addition to those that are currently allowed.

4. NVCOG Updates

- a. *Regional Plan of Conservation and Development (RPOCD)* – Joanna Rogalski said the RPOCD working group had its first meeting. She thanked Lori Rotella and Stacey Sefcik for their feedback on the RPOCD presentation and said their suggestions had been incorporated. She then provided an abbreviated version of the presentation itself. The presentation will be shown at Planning and Zoning Commission meetings.
- b. *Metropolitan Transportation Plan Update* – Rich Donovan described the purpose of the Metropolitan Transportation Plan (MTP). It is a federally required long range plan that is updated every four years and this update will be adopted in 2023. The MTP looks at every aspect of transportation in the region and identifies priorities. One of the most important things being focused on this year is public outreach, including a survey.
- c. *NVision 2022 Summary* – Christine O’Neill said over 200 people attended this successful event. Slides and clips from the conference are available on the NVCOG website. Bios of the panelists are also located there.
- d. *Funding Opportunity – Climate Resilience Fund* – Ms. O’Neill said this is a grant opportunity from CT DEEP. The purpose of the fund is to create a pipeline of projects for planning and project development, it is not for construction or implementation. NVCOG is considering a regional application focusing on drainage and culverts.

5. **Adjournment**

At 7:15 p.m., on a motion by Lori Rotella, seconded by Curt Bosco, it was unanimously voted to adjourn the meeting.

Respectfully submitted by
Lauren Rizzo
Naugatuck Valley Council of Governments