



Record of Meeting

Regional Planning Commission (RPC)
of the Naugatuck Valley Council of Governments (NVCOG)
49 Leavenworth Street – 3rd floor, Waterbury, CT
6:30 p.m. Tuesday, October 3, 2017

Attendance: Nancy Clarke, Southbury; Ken Long, Middlebury; Margus Laan, Plymouth; James Sequin, Waterbury; Bob Clarke, Woodbury (by phone); Michael Opuszynski, Beacon Falls (by phone); Tom Mueller, Thomaston

Staff: Mark Nielsen, Planning Director; Max Tanguay-Colucci, Regional Planner

Guests: Betsey Wingfield, Bureau Chief, Bureau of Water Protection and Land Reuse, CT Department of Energy and Environmental Protection

The meeting opened at 6:32pm.

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

The pledge of allegiance was recited. All those present introduced themselves. At roll call seven(7) RPC members were in attendance. Tom Mueller arrived about 7 PM. A quorum was not obtained for this meeting. No public comment.

2. Presentation and Discussion: State Water Plan – Betsey Wingfield, Bureau Chief, Bureau of Water Protection and Land Reuse, CT Department of Energy and Environmental Protection

Betsey Winfield presented significant points of the Connecticut State Water Plan released June 2017 in final draft form. Residential irrigation in particular has been driving peak water demand and has grown significantly in the state. The consultant aggregated data by the eight water basins present within Connecticut to identify potential environmental issues associated with water use. In one example provided, the plan notes that registered diversions and permitted diversions actually exceed the amount of water available in the system needed to meet ecological, industrial, and human needs. This deficit is true in average precipitation conditions and would be exacerbated by drought. All entities with registered and permitted diversions for an increment of water currently have a legal right to this water for the use registered. Nancy Clarke asked whether or not the monitoring for such rights is effective. Currently, monitoring appears ineffective. The group continued to discuss water management issues. Climate change impacts, potential changes to permitted and registered diversion policies, and educational programs for Connecticut residents and stakeholders were discussed.

3. Update: Environmental Protection Agency (EPA) Assesment funding opportunities – Max Tanguay-Colucci

Max noted that the NVCOG has EPA assessment funding available and that he and the brownfield team at NVCOG are available as a resource to all RPC members.

4. Discussion: Open Space Inventory – State and region, template

Mark Nielsen discussed the following:

- Need for agreement on open space designation and definition
- State tried to complete open space inventory in 2010 but failed – very labor intensive



- Green Plan – touched on open space, but got down to the decimal level which is not helpful for GIS
- Sustainable CT program – has been discussing variables for classifying open space
- NVCOG – as part of regional POCD, will complete open space inventory for region. Idea is that we start by working with municipalities to come to a consensus on variables, then work among COG's, then work with State. Woodbury – serving as an example of good process to complete inventory.
- Template drafted – spreadsheet reflects variables under considerations

5. Demonstration: Regional Profile 2016 online map and data tool/State POCD LGM map tool

Mark demonstrated NVCOG's online map tool, noting:

- NVCOG Webtool – complements Regional POCD document
- State POCD webtool – this was the tool discussed by Bruce Wittchen at the August RPC meeting. The tool is meant for limited use by municipal staff, and geared toward the GIS novice. Glenda Prentiss, our GIS manager, sent links to this tool, and instructions for its use, to each of the NVCOG 19 municipalities. However NVCOG will gladly provide GIS support if you feel your municipality needs the extra help – your town could tell NVCOG staff what needs to be changed on the Locational Guide Map, and our staff will make the edits to the state map and provide commentary.

6. Update: Regional Plan of Conservation and Development (POCD)

- NVCOG staff suggest formation of an RPOCD subcommittee
- Surveys and public meetings will be advertised at local events and online

7. Administrative Items

- a. Review of August 1, 2017 Record of Meeting – any edits? No motion needed since meeting did not have quorum present.
- b. Referrals – Since August 1, NVCOG has received 14 referrals, five (or more) regionally significant most with minimal intermunicipal impact.
 - i. Meeting with Bob Flanagan in Bristol - referrals should be sent out in time for review at least one week ahead of meeting time. All agreed.

8. Roundtable - Points of Interest/Local Activities

Middlebury – Ken Long, Zoning Commission Chair

Middlebury has been quiet. The airport did receive a grant, state will be moving Julienne drive further into the town due to ILS system distance requirements. Four properties have been affected.

Thomaston – Tom Mueller, Planning and Zoning Commission

No significant items to note.

Waterbury – James Sequin, City Planner

The commission's role in the I-84 vista's excavation activity is winding down. Major excavation planned for 230,000 square feet of retail space behind BJ's. All matters had been approved, pending appeal periods for wetlands and zoning. Other than that, Dollar General is in for a third location, general beer and grocery permits, gas and convenience store permits, virtually no interest in single-



family permits, etc. Warner Gardens affordable housing community is being completed in two Phases. Nancy Clarke inquired about the Green renovation, to which Joseph explained there is little involvement with the project at the planning level beyond an occasional A-24. Joseph also noted that there is a zoning request for allowing a storage facility in Waterbury's downtown district.

Plymouth – Margus Laan, Town Planner

Mayor last week announced a new company moving into town at the business park. I am working on the paperwork that needs to be submitted to DECD. Other than that, we've received a request for permitting for a very steep property for single-family construction.

Woodbury – Bob Clarke, Zoning Commission Chairperson

The Planning Commission has put out a resident survey to be collected October 20. More iterations of the survey to be released. ZBA has been working on the large barn property along Rt. 6. ZBA approved a zone change for the property.

Beacon Falls – Michael Opuszynski, Inland Wetlands & Watercourses Commission

P&Z presented an optimized paperwork and fee structure for any activity in town. Working with land-use boards to role that out. This should help the Town be more consistent in tracking activity. The EDC is also looking to work with CERC to attract more businesses to town. Potential issue between the Town and O&G. There's been some material brought into town that needs to be understood. Last time I was here, we were looking at a solar company building a solar energy plant. The process wasn't ideal and it landed in a spot where the project is having some negative impacts on the Town. We're dealing with that and looking to understand future impacts.

Southbury – Nancy Clarke, Planning Commission

We have an application for some apartments, now down to 3 buildings with 2 units each. It's in a residential zone so it will be discussed at the October meeting. We've had a referral from ZBA for a church in a residential R-60 zone. We have 12 churches in town, 10 of which are on major roads and 2 of which are historic. This is an unusual request so there's been some discussion. The group has responded to concerns about lighting, traffic, and parking. Decision will be up to ZBA this month. The theater is still scheduled to open in November, perhaps later; the new restaurant has been contracted. Three new stores will be in place of the former K-Mart garden center. K-Mart will be closed in the next month. There have been some small subdivision applications but there is quite a bit of residential real estate for sale. Downsizing and costs of heating appear to be driving factors.

9. Other

Ken Long asked about the Waterbury Area Transit Study. Mark noted there has been some work between the consultant and the City to arrive at the preferred short and long-term route proposals. There was a pop-up meeting on the Green to present proposed bus routes. The pulse point on the Green will be partially modified toward East Main Street. The WATS study will be published any day now.

Nancy Clarke discussed other items of interest, including:

- Shared services – potential shared town planner mentioned



- Pedestrian plans – Mark noted NVCOG is completing a regional pedestrian safety plan. Ben Muller has been extracting pedestrian accident data to identify hot spots. He has met with towns to discuss potential countermeasures including curb extensions, new sidewalk paint, and others. There will be a separate regional bike plan to address bike safety in areas other than the greenway trail.
- Long Range Transportation Plan – Will include a Tourism section – Lake Quassy, Lake Compounce, New England Rail Museum, other points of interest.
- Waterbury Branch Line rail commuter survey – staff rode the rails sept 19 – 21, online survey open until end of October 2017
- Bob Clarke mentioned that last meeting’s records note that COG staff will be working on the quorum issue. Would like an update at next meeting.

10. Adjournment

Meeting was adjourned at 8:35 PM.

Respectfully submitted by

Max Tanguay-Colucci, Regional Planner
NVCOG

<http://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=6f3381b949da4a939e9dc1aafd287a56>

http://www.ct.gov/opm/lib/opm/igp/org/cdupdate/2018-2023/web_commenting_app_instructions.pdf