



NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

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DRAFT MINUTES

Naugatuck Valley Council of Governments

Regional Planning Commission

Virtual Video Conference Meeting - [YouTube Link](#)

6:30 p.m., Tuesday, February 7, 2023

RPC Representatives: David White, Bristol; Gino DiGiovanni, Derby; Michelle Healy, Naugatuck; Bob Nerney, Waterbury; Kim McNeill, Southbury.

Staff: Richard Crowther, Jr.; Joanna Rogalski; Christine O'Neill; Savannah-Nicole Villalba.

1. Commencement of Meeting

Chairman David White called the meeting to order at 6:30 p.m. Those in attendance recited the Pledge of Allegiance and the roll was called. There was no public comment.

2. Administrative Items

- a. *Adoption of December 6, 2022 Meeting Minutes* – The Regional Planning Commission tabled this item due to the lack of a quorum.
- b. *Referrals Report* – Joanna Rogalski noted that the referrals report is missing the months of December and January and apologized for that. She did say that the referral of note in the past couple of months was from Middlebury and was about light industrial district changes that would allow for warehousing. A FOIA request from an attorney had been received concerning this referral, as well as an inquiry from RPC Commissioner Bob Nerney in his private capacity as a Middlebury resident.
- c. *Correspondence* – Ms. Rogalski said that other than the FOIA request there was no other correspondence.

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

Bristol – Mr. White said that at Bristol's last zoning meeting, a density requirement for housing for the elderly had been approved. That density requirement is four units per acre, which was not exactly what the attorneys that were present wanted. Mr. White said that, in essence, this is somewhat of a moratorium as no applications are expected for a density of four units per acre, but it does provide a starting point to arrive at a number of units per acre that would be in compliance with what is desired and what would be fair for applicants. Additionally, at the next zoning meeting, there will be a hearing for a carrier project in the downtown business zone. It is for a 152,000 square foot mixed use building. This will be the third project going into this downtown area. Another project which consists of offices for the Wheeler Clinic has just broken ground.

Derby – Gino DiGiovanni said the Route 34 project is moving along and he will be attending a project meeting to get the details on it. The Trolley Point project is expected to have shovels in the ground on March 1. Cedar Village on Minerva Street is expected to start soon, with the details having been worked out.

Naugatuck – Michelle Healy said cannabis regulations had been adopted on January 18, 2023 with the effective date being February 6. The zoning commission opted out of the ADUs on November 9 and referred it to the board of mayor and burgesses to ratify their decision. The board of mayor and burgesses ratified it on December 6. Parcel B, a transit-oriented development project, was approved on December 14, 2022. Phase One will consist of 60 mixed income units. This is a four-story building with commercial on the first floor and residential on the other three. There is also a tentative festival schedule for 2023, the spring festival will be on Church Street on May 20. The Fourth of July festival will be on Old Firehouse Road on July 3, the Mission 22 fall festival will take

place on Church Street on September 23, and the night winter festival will take place on Church Street and the green on December 2.

Waterbury – Bob Nerney said an application for a mixed-use overlay district involving the lower section of Thomaston Avenue was received and has a concept to try and broaden uses to hopefully rejuvenate the Colonial Plaza shopping center and several properties to the north. The applicant was the owner of Colonial Plaza. March 22 is the hearing date. It will consist of both a regulation and map amendment, keeping the underlying zoning in place while creating the overlay. Also, Waterbury is a member of the Urban Coalition, which consists of the five largest cities in the state. A master agreement is being worked on for 5G technology. This would be an agreement with the carriers to allow for use of public utility poles owned by the municipality. In Waterbury's case, the majority of poles are owned by Eversource, with some owned by Frontier. Approximately 700 poles are clustered around the downtown, radiating a little way out from that area. The agreement would allow for use of the poles with design standards that would provide the carriers with some options and do so in a tasteful and discrete way.

Southbury – Kim McNeill said a Michael's store opened in Southbury. In January, the town's 350th anniversary kick-off event took place with a presentation. A snow and ice festival took place over the weekend. The town's draft POCD is available for public comment.

4. **NVCOG Updates**

- a. *Regional Plan of Conservation and Development (RPOCD)* – Joanna Rogalski provided an update on the Regional Plan of Conservation and Development. Public outreach for it included an online survey advertised through various media. The survey ran from July 2022 through January 31, 2023. There were 89 responses. Paper copies were also distributed to a senior center in Watertown, but these have yet to be collected. As of 2/9/23 there have been meetings with 10 Planning and Zoning Commissions and one with Seymour is upcoming. The Wolcott planning and zoning commission declined. Ms. Rogalski said there have been good discussions during these meetings and that the regional perspective varies. Ms. Rogalski then reviewed some results from the survey and some of the data visualized from a review of census data and other sources.
- b. *Metropolitan Transportation Plan* – Ms. Rogalski said the Metropolitan Transportation Plan has been drafted. Public notices for review of the draft were sent out. Ms. Rogalski said she would send a follow-up email with links. A public hearing is planned for February 16 and a virtual town hall for March 9.
- c. *Sustainable CT* – Christine O'Neill reminded everyone that from early June to late August, NVCOG will host one or two fellows that can assist the towns with obtaining Sustainable CT certification. Certification is based on a variety of sustainable actions the towns can take.

5. **Adjournment**

The meeting was adjourned at 6:36 p.m.

Respectfully submitted by
Lauren Rizzo
Naugatuck Valley Council of Governments