



Lower Connecticut River Valley Council of Governments

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Regional Planning Committee

LOWER CONNECTICUT RIVER VALLEY REGIONAL PLANNING COMMITTEE

MINUTES OF REGULAR MEETING

Monday, May 24, 2021 – 7:00 pm

Virtual Zoom Meeting

Members:

Chester	Mike Sanders *
	Cindy Lignar *
Clinton	Alan Kravitz
	Martin Jaffe
Cromwell	Nick Demetriades *
	Anthony LaCava *
Deep River	Bruce Edgerton
	Tony Bolduc
Durham	Frank DeFelice *
East Haddam	Crary Brownell
	Lou Salicrup
East Hampton	Michael Kowalczyk *
Essex	Jane Siris
	Sandra Childress *
Haddam	Raul deBrigard *
	Maurice Adams
Killingworth	Alec Martin *
	Stephanie Warren *
Lyme	Mary Stone *
	Humphrey Tyler
Middlefield	Paul Pizzo *
Middletown	Beth Emery *
	Kellin Atherton *
Old Lyme	Harold Thompson
Old Saybrook	Douglas McCracken *
	Karen Jo Marcolini
Portland	Mary Dickerson *
Westbrook	Bill Neale *
	Marie Farrell

*Members Present

Staff Present:

Sam Gold
Margot Burns
Kevin Armstrong
Eliza LoPresti

RiverRPC

Torrance Downes

Guests: None

1. Call to Order

Chairman DeFelice called the meeting to order at 7:00 pm. The meeting was conducted via Zoom.

2. Roll Call

Eliza LoPresti called the roll

3. Seating of Alternates – Sandra Childress of Essex was seated

4. Adoption of Agenda

Ms. Emery moved to adopt the agenda; second by Mr. Martin. Vote was unanimous in favor.

5. Public Comment – None

6. Approval of the Minutes of April 26, 2021 Regular Meeting

Mr. deBrigard moved to approve the minutes of the April 26, 2021 regular meeting; second by Ms. Emery. Vote was unanimous in favor.

7. Regional Plan of Conservation & Development

Mr. DeFelice reported that the Middletown Press is interested in doing an article on the plan and that he and RiverCOG planners participated in an interview.

a. Review Comments Received

Comments that have already been received on the plan were reviewed in detail by the entire group.

b. Discussion on RPOCD

This was discussed under item 7a.

c. Next Steps

Public comment period ends June 30. There will be a public hearing on the plan that evening by Zoom.

8. Referrals

a. Town of Portland – Zoning text amendment allowing Residential Development in a Special Flood Hazard Area under certain circumstance (June hearing)

Ms. Dickerson reviewed the proposed text amendment. There are existing non-conforming, small parcels by the bridge that are determined unbuildable in a special flood hazard area in an industrial zone. Dwellings are not allowed in the special flood hazard area (other than the residential zone). The proposed text amendment would allow expansion of dwellings in the special flood hazard area in the business and industrial zones by special permit.

The RPC was forwarded memos from Ms. Dickerson and from John Herring, Portland's ZEO for review. The text amendment goes against the recommendations of the Regional Natural Hazard Mitigation Plan, which is still in draft form (though is already approved by FEMA).

Mr. deBrigard moved to send a statement that the RPC has great concern over permitting special residential use in a special hazard flood area as it is counter to FEMA policies and generally bad land use planning. Other items from the discussion can be included such as the cost of flood insurance for all Portland residents, going against FEMA policy puts grant money at risk, first responders will be put at risk, possible business and industrial contaminants puts human health at risk. Second by Ms. Stone. Vote was unanimous in favor.

9. Legislation/Executive Order Update

The EO regulating virtual meetings has been extended to June 30. There is a housing bill before the legislature, # 6107, which incorporates elements of the Desegregate CT bill (# 1024). This would make by-right accessory dwelling units throughout the state (with an opt out option). House bill # 6531 would align wetland commission permit approval dates with planning & zoning approval dates.

Mr. Gold mentioned that a committee of CCM met with the Governor last week to discuss how to align ARPA funding between towns and the state.

10. Update on Regional Housing Plan

Two consultants have been hired to work on the plan, SLR and Goman + York.

11. Miscellaneous: State, Regional and/or Local Planning Issues

Humphrey Tyler complimented RiverCOG on the paper shredding event held in East Hampton the previous weekend.

12. Adjournment

Ms. Emery moved to adjourn the meeting at 9:18 pm; second by Mr. Neale. Vote was unanimous in favor.

Respectfully submitted,
Eliza LoPresti