



# 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, November 28, 2022 – 7:00 pm

Virtual Zoom Meeting

#### Members:

|              |  |
|--------------|--|
| Chester      | Cindy Lignar *                         |
| Clinton      | Alan Kravitz<br>Martin Jaffe *         |
| Cromwell     | Nick Demetriades *<br>Anthony LaCava   |
| Deep River   | Tony Bolduc *                          |
| Durham       | Frank DeFelice *                       |
| East Haddam  | Crary Brownell<br>Debbie Langdon *     |
| East Hampton | Michael Kowalczyk *                    |
| Essex        | Carey Duques *<br>Sandra Childress *   |
| Haddam       | Raul deBrigard                         |
| Killingworth | Alec Martin *<br>Stephanie Warren *    |
| Lyme         | Mary Stone *<br>David Lahm             |
| Middlefield  | Paul Pizzo *                           |
| Middletown   | Catherine Johnson<br>Kellin Atherton * |
| Old Lyme     | Harold Thompson *                      |
| Old Saybrook | Douglas McCracken *<br>Michael Bender  |
| Portland     | Chantal Foster *<br>Bob Ellsworth      |
| Westbrook    | Bill Neale<br>Marie Farrell            |

\*Members Present

#### Staff Present:

Sam Gold  
Torrance Downes  
Eliza LoPresti  
Kevin Armstrong  
Megan Jouflas

# RiverRPC

## 1. Call to Order

Chairman DeFelice called the meeting to order at 7:01 pm. The meeting was conducted via Zoom.

## 2. Roll Call - Eliza LoPresti called the roll.

## 3. Seating of Alternates –Martin Jaffe (Clinton), Debbie Langdon (East Haddam), and Kellin Atherton (Middletown) were seated.

## 4. Adoption of Agenda

*Ms. Stone moved to adopt the agenda; second by Mr. Pizzo. Vote was unanimous in favor.*

## 5. Public Comment - None

## 6. Approval of the Minutes of Past Meetings

*Mr. McCracken moved to approve the minutes of the October 24, 2022 meeting; second by Ms. Childress. Vote was unanimous in favor; Mr. Jaffe abstained.*

## 7. Approval of 2023 Meeting Dates

*Mr. Bolduc moved to approve the 2023 Meeting Dates; second by Mr. Martin. Vote was unanimous in favor.*

## 8. Referrals - None

## 9. Discussion on Elimination of Reserve Septic Discharge Areas

Mr. DeFelice brought the topic up as the Durham P&Z plans to recommend to the state DPH that they eliminate the requirement for reserve septic discharge areas. This would allow Durham to bring their minimum lot size down from two acres to something smaller to advance affordability. Mr. DeFelice read the comments that he submitted to the DPH task group that is working on re-writing their regulations.

There followed discussion on why the provision is a state regulation in the first place, discussion on number of gallons per bedroom required per code and discussion of successful septic areas on lots smaller than two acres. Mr. Pizzo suggested the RPC send a letter echoing Durham's comments. There was discussion on soil testing and groundwater around the reserve area and consideration of household size and new appliances when mandating minimum number of gallons necessary per bedroom.

## 10. Discussion on Printed RPOCDs

Printed RPOCDs have been delivered or mailed to each town's land use office.

## 11. Updates

- a. **Comprehensive Economic Development Strategy:** The third steering committee meeting will be happening shortly in which recommendations will be drafted. They are looking at currently vacant and underutilized parcels in each town. The plan is on schedule so far for a draft in January.

- b. **Regional Housing Plan:** The plan is in the implementation phase. There is a draft bylaw amendment creating the Regional Housing Committee going before the COG later this week. Info for the online toolkit is being mined to get it live for towns to use.

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Ms. Lignar stated that Chester will be the site of a planned 40 unit affordable housing development.

Mr. Gold noted that the Regional Housing Plan won a statewide planning award from the CT chapter of the American Planning Association.

## **12. Miscellaneous: State, Regional and/or Local Planning Issues**

Ms. Stone stated that the Lyme P&Z is looking at options like overlay zoning, allowing duplexes and other possibilities for affordable housing, for maybe the first time in decades.

## **13. Adjournment**

*Mr. Pizzo moved to adjourn the meeting at 7:46 pm; second by Mr. Thompson. Vote was unanimous in favor.*