



# Lower Connecticut River Valley Council of Governments

145 Dennison Road Essex, CT 06426 | +1 860 581 8554 | [www.rivercog.org](http://www.rivercog.org)

## Regional Planning Committee

### LOWER CONNECTICUT RIVER VALLEY REGIONAL PLANNING COMMITTEE

#### MINUTES OF REGULAR MEETING

Monday, February 26, 2024 – 7:00 pm

Virtual Zoom Meeting

#### Members:

Chester	Carlie Dailey *
Clinton	Alan Kravitz *
	Martin Jaffe
Cromwell	Nick Demetriades
	Anthony LaCava *
Deep River	Tony Bolduc
Durham	Frank DeFelice *
East Haddam	Crary Brownell
	Debbie Langdon *
East Hampton	Michael Kowalczyk *
Essex	Carey Duques *
Haddam	Raul deBrigard *
Killingworth	Alec Martin *
	Stephanie Warren *
Lyme	Mary Stone
	David Lahm
Middlefield	Paul Pizzo *
Middletown	Beth Emery
	Nathaniel Spencer *
Old Lyme	Harold Thompson *
Old Saybrook	Douglas McCracken *
	Michael Bender
Portland	Chantal Foster *
	Bob Ellsworth
Westbrook	Bill Neale *
	Marie Farrell

\*Members Present

#### Staff Present:

Sam Gold	Susie Beckman
Eliza LoPresti	
Kevin Armstrong	
Megan Jouflas	

#### Others Present:

Catherine Johnson, Middletown

# RiverRPC

## 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 – Anthony LaCava (Cromwell), Debbie Langdon (East Haddam) & Nathaniel Spencer (Middletown) were seated.

## 4. Adoption of Agenda

*Mr. deBrigard moved to adopt the agenda; second by Mr. Kravitz. 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 January 22, 2024 meeting; second by Mr. Neale. Vote was unanimous in favor.*

## 7. Referrals – None

## 8. Discussion of Legislative Proposals

Mr. Gold reviewed the legislative proposals that were currently available, explaining content and answering questions. The RiverCOG internal spreadsheet that includes links to each bill and will include links to testimony will be forwarded to the group. Mr. Gold also gave a short tutorial on submitting testimony on the CGA website.

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

Mr. DeFelice stated that Durham is revising their residential zoning map and regulations. One change is that they are proposing is to move back to one-acre (from two) zoning.

Mr. Neale noted that Westbrook is looking at a conceptual proposal to turn the outlets into 450 apartments, some with mixed use. The concept includes sewage treatment. The site is between the rail and highway, it already has impervious surface, the lights and turning lanes are already established, and the bus route goes there. The school can fit 1100 students, but now only has 700.

Ms. Dailey asked Mr. DeFelice if they could connect offline, as Chester is also looking at revising zoning maps and regulations.

## 10. Adjournment

*Mr. Neale moved to adjourn the meeting at 8:27 pm; second by Mr. Martin. Vote was unanimous in favor.*