



c/o CITY PLAN DEPARTMENT
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CITY PLANNING COMMISSION
THE CITY OF WATERBURY
CONNECTICUT

November 9, 2015

Mr. Michael J. Dalton
City Clerk
City of Waterbury
235 Grand Street
Waterbury, CT 06702

Ms. Antoinette Spinelli
Town Clerk
City of Waterbury
235 Grand Street
Waterbury, CT 06702

RE: Adoption of the City of Waterbury Plan of Conservation and Development - 2015-2025

Dear Mr. Dalton and Ms. Spinelli:

In accordance with the Connecticut General statutes the purpose of this communication is to file an official action of the Waterbury City Plan Commission with your office.

At a special meeting of the City Plan Commission of the City of Waterbury held on November 5, 2015, the Commission voted to approve the several resolutions concerning the adoption of the City of Waterbury Plan of Conservation and Development - 2015-2025. The Commission first considered potential modifications to be incorporated in the Future land Use Map. In that regard the Commission approved the following resolution:

RESOLVED The City Commission approves the modification the Future Land Use Map of the Draft City of Waterbury Plan of Conservation and Development - 2015-2025 by the incorporation of items M1, M2, M3, M4, M5, M6, M7, ,M8, M9, M10, M11, M12, M13, M14, M15, M16, M17, M18, & M19 as indicated the document entitled: **INDEX TO MODIFICATIONS TO THE Draft City of Waterbury Plan of Conservation and Development - 2015-2025**", dated November 5, 2015 and as further described in the document entitled **"2015 Draft Plan of Conservation and Development Master List of Potential Modifications"** dated November 5, 2015.

The resolution was moved by Commissioner McCasland and seconded by Commissioner Hadley.

The following Commissioners voted in favor of this motion: Hadley, McCasland, Marciano, Rosa and Work.

The following Commissioners voted in opposition to this motion: None.

The following Commissioners were absent: Green and Labrecque.

The Commission next considered potential modifications to be incorporated in the body of the document. In that regard the Commission approved the following resolution:

RESOLVED The City Commission approves the modification the Draft City of Waterbury Plan of Conservation and Development - 2015-2025 by the incorporation of items D1, D2, D3, D4, D5, D6, D7, ,D8, D9, D10, D11, D12, D13, D14, D15 D16, D17, D18, D19, D20, D21, D23, D24, & D25 as indicated the document entitled: INDEX TO MODIFICATIONS TO THE Draft City of Waterbury Plan of Conservation and Development - 2015-2025”, dated November 5, 2015 and as further described in the document entitled “2015 Draft Plan of Conservation and Development Master List of Potential Modifications” dated November 5, 2015.

BE IT FURTHER RESOLVED The City Commission rejects the incorporation of item D7 Alt. as indicated the document entitled: INDEX TO MODIFICATIONS TO THE Draft City of Waterbury Plan of Conservation and Development - 2015-2025”, dated November 5, 2015 and as further described in the document entitled “2015 Draft Plan of Conservation and Development Master List of Potential Modifications” dated November 5, 2015.

The resolution was moved by Commissioner McCasland and seconded by Commissioner Marciano.

The following Commissioners voted in favor of this motion: Hadley, McCasland, Marciano, Rosa and Work.

The following Commissioners voted in opposition to this motion: None.

The following Commissioners abstained: None.

The following Commissioners were absent: Green and Labrecque.

The Commission next considered two additional modifications suggested by Chairman Work to be incorporated in the body of the document. In that regard the Commission approved the following resolution:

RESOLVED The City Commission approves the modification the Draft City of Waterbury Plan of Conservation and Development - 2015-2025 by the incorporation of items D26 concerning inserting references to all historic districts on page 22 and D27 concerning inserting a discussion about the Downtown District on page 40 as indicated the document entitled : INDEX TO MODIFICATIONS TO THE Draft City of Waterbury Plan of Conservation and Development - 2015-2025”, dated November 5, 2015.

The resolution was moved by Commissioner Rosa and seconded by Commissioner McCasland.

The following Commissioners voted in favor of this motion: Hadley, McCasland, Marciano, Rosa and Work.

The following Commissioners voted in opposition to this motion: None.

The following Commissioners were absent: Green and Labrecque.

The Commission then considered the adoption of the City of Waterbury Plan of Conservation and Development - 2015-2025. In that regard the Commission approved the following resolution:

RESOLVED That the City Plan Commission of the City of Waterbury hereby approves and adopts the document entitled "City of Waterbury Plan of Conservation and Development - 2015-2025" dated August 12, 2015 and labeled "DRAFT FOR REVIEW" together with the map entitled "Future Land Use and labeled "Draft", and the map entitled City of Waterbury, CT Sewer Service Area" as approved by the Waterbury Water pollution Control Authority on October 13, 2015 subject to the revisions noted as "ACCEPT" in the document entitled : INDEX TO MODIFICATIONS TO THE Draft City of Waterbury Plan of Conservation and Development - 2015-2025", dated November 5, 2015 and as further described in the document entitled "2015 Draft Plan of Conservation and Development Master List of Potential Modifications" dated November 5, 2015.
BE IT FURTHER

RESOLVED The "City of Waterbury Plan of Conservation and Development - 2015-2025" shall become effective on the day following the the date of publication of the notice of this action **BE IT FURTHER**

RESOLVED The City Planner is directed to incorporate all said modifications into the document and maps comprising the "City of Waterbury Plan of Conservation and Development - 2015-2025". **BE IT FURTHER**

RESOLVED A revised copy of the document and all maps shall be submitted to the Commission prior to the Commission authorizing submission of the Plan to the Secretary of the Office of Policy and Management in accordance with CGS 8-23 (g) (5)

The resolution was moved by Commissioner McCasland and seconded by Commissioner Hadley. The following Commissioners voted in favor of this motion: Hadley, McCasland, Marciano, Rosa and Work.

The following Commissioners voted in opposition to this motion: None.

The following Commissioners were absent: Green and Labrecque.

ATTEST:



James A. Sequin, AICP
City Planner

cc: Mayor O'Leary
Board of Aldermen
Corporation Counsel
City Clerk
Town Clerk

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
M1	CHANGE EAST SIDE OF THOMASTON AVENUE TO MIXED USE INDUSTRIAL	ACCEPT
M2	CHANGE EAST SIDE OF WATERTOWN AVE TO COMMERCIAL	ACCEPT
M3	CHANGE CHERRY AVENUE INDUSTRIAL PARK TO MIXED USE INDUSTRIAL.	ACCEPT
M4	CHANGE NORTH SIDE OF UMBERFIELD TO LOW DENSITY RESIDENTIAL	ACCEPT
M5	CHANGE BRISTOL, PLATTS MILL AREA TO MIXED USE INDUSTRIAL	ACCEPT
M6	CBD VILLAGE DISTRICT RECOMMENDED BY SASKI PLAN NEEDS TO BE SHOWN	ACCEPT
M7	CHANGE SW CORNER OF HAMILTON AND PEARL LAKE ROAD TO COMMERCIAL	ACCEPT
M8	CHANGE SHARON ROAD INDUSTRIAL AREA TO MIXED USE INDUSTRIAL	ACCEPT
M9	CHANGE BOYDEN STREET ITALIAN AMERICAN CLUB TO MEDIUM DENSITY RESIDENTIAL	ACCEPT
M10	CHANGE EAST SIDE OF EDWIN AVENUE TO COMMERCIAL	ACCEPT
M11	CONVERT TO A GENERALIZED FUTURE LAND USE MAP	ACCEPT
M12	REMOVE RIDGELINE PROTECTION AREAS FROM THE MAP	ACCEPT
M13	Adjust Map and Document for FOOD HUB	ACCEPT
M14	CHANGE MATOON ROAD/DENVER PLACE AREA TO MIXED USE INDUSTRIAL	ACCEPT

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
M15	CHANGE THE SOUTH SIDE OF JOHNSON STREET/WEST SIDE OF SPERRY STREET TO MIXED USE	ACCEPT
M16	CHANGE THE EXISTING COMMERCIAL NODE ON FAIRFIELD AVENUE EAST OF WESLEY STREET TO MIXED USE.	ACCEPT
M17	Ralph Barrilla Testimony	ACCEPT
M18	Shelia Fiordelsi Testimony	ACCEPT
M19	Curt Jones Communication	ACCEPT
M20		?
M21		?
M22		?
M23		?
M24		?
M25		?
M26		?
M27		?
M28		?

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
M29		?
M30		?
M31		?
M32		?
M33		?
M34		?
M35		?
M36		?
M37		?
M38		?
M39		?
M40		?
M41		?
M42		?

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
D1	WRITE AND INSERT SECTION REGARDING "HOW TO USE THE PLAN"	ACCEPT
D2	RELOCATE HISTORIC DISCUSSION	ACCEPT
D3	CONVERT TO A GENERALIZED FUTURE LAND USE MAP	ACCEPT
D4	CHANGE RIDGELINE PROTECTION AREAS TO SPECISL DEVELOPMENT CONSIDERATIONS	ACCEPT
D5	REPLACE THE SANITARY SEWER SERVICE AREA MAP WITH THE VERSION ADOPTED IN SEPTEMBER 2015 BY THE WPCA	ACCEPT
D6	IF NECESSARY ADOPT A NEW CATEGORY FOR THE FUTURE LAND USE MAP ENTITLED "RURAL DENSITY RESIDENTIAL".	ACCEPT
D7	SPECIFY NEW AUTO REPAIR AND SALES ARE NOT RECOMMENDED IN THE CBD OR MIXED USE LAND USE CATEGORIES	ACCEPT
D7 Alt.	ALTERNATIVE: CREATE A NEW CATEGORY "MIXED USE AUTO" FOR PROPOSED MIXED USE AREAS WITH PREEXISTING CONCENTRATIONS ON AUTO REPAIR/SALES	REJECT
D8	Adjust Map and Document for FOOD HUB	ACCEPT
D9	NVCOG – Add a Vision Statement	ACCEPT
D10	NVCOG – Add a Section describing Waterbury's Regional relationships	ACCEPT
D11	NVCOG – Add a References to include transportation options for all persons	ACCEPT
D12	NVCOG – Add a map of Sidewalks	ACCEPT
D13	DPW - Add References to Consideration to Impacts on Street Maintenance and Refuse Collection	ACCEPT

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
D14	CLARIFY PARCELS ADJACENT TO THE MAD RIVER GREENWAY WILL BE DEVELOPMENT PARCELS	ACCEPT
D15	DPW - Connecting CLOUGH ROAD TO PARK ROAD is not recommended	ACCEPT
D16	DPW - Extending FOREST AVENUE TO LAKESIDE BLVD WEST is not recommended.	ACCEPT
D17	DPW - Connecting GRASSY HILL ROAD TO BUCKS HILL ROAD would be beneficial	ACCEPT
D18	DPW - Connecting the two segments of FARRINGTON AVENUE would be beneficial	ACCEPT
D19	DPW - GOFF STREET TO DANIELLE DRIVE - Further Research needed to determine whether beneficial	ACCEPT
D20	DPW - RODNEY AVENUE TO BETH LANE - Further Research needed to determine whether beneficial	ACCEPT
D21	DPW - SUNNYSIDE AVENUE TO JACKSON STREET - Further Research needed to determine whether beneficial	ACCEPT
D22	DPW - COLUMBIA BLVD TO EDGEHILL - Further Research needed to determine whether beneficial	ACCEPT
D23	DPW -HULL STREET - Further Research needed to determine whether beneficial	ACCEPT
D24	DPW -BOYDEN STREET TO NORTH MAIN STREET - Further Research needed to determine whether beneficial	ACCEPT
D25	DPW -CHESTNUT HILL AVENUE TO FARMWOOD ROAD - Further Research needed to determine whether beneficial	ACCEPT
D26	Page 22 Insert referances to all historice districts.	ACCEPT
D27	Page 40 Insert discussion about the district for Downtowwn.	ACCEPT

Draft City of Waterbury Plan of Conservation and Development - 2015-2025

Slide ID	Description of Change	ACCEPT MODIFICATION
D28		?
D29		?
D30		?
D31		?
D32		?
D33		?
D34		?
D35		?
D36		?
D37		?
D38		?
D39		?
D40		?
D41		?

2015

**DRAFT PLAN OF CONSERVATION AND DEVELOPMENT
MASTER LIST OF POTENTIAL MODIFICATIONS**

November 5, 2015



CITY OF WATERBURY

**CITY PLANNING DEPARTMENT
185 SOUTH MAIN STREET
WATERBURY, CONNECTICUT**

**WATERBURY DEVELOPMENT
CORPORATION
83 BANK STREET
WATERBURY, CONNECTICUT**

Communications for the Record

- **List of Comments** (Previously Distributed).
- **Email form Curt Jones w/ Map** (Previously Distributed).
- **Future land Use Map w/ some marked revisions** (Previously Distributed).
- **Emails form Denis Cuevas WPCA General Manager w/Map** (Previously Distributed).
- **Letter from Shelia Fiordelsi** (Previously Distributed).
- **Letter from Dave Simpson DPW Director** (Previously Distributed).
- **Revised Sanitary Sewer Service Area Map** (Previously Distributed).

M 1

Location: Future Land Use Map



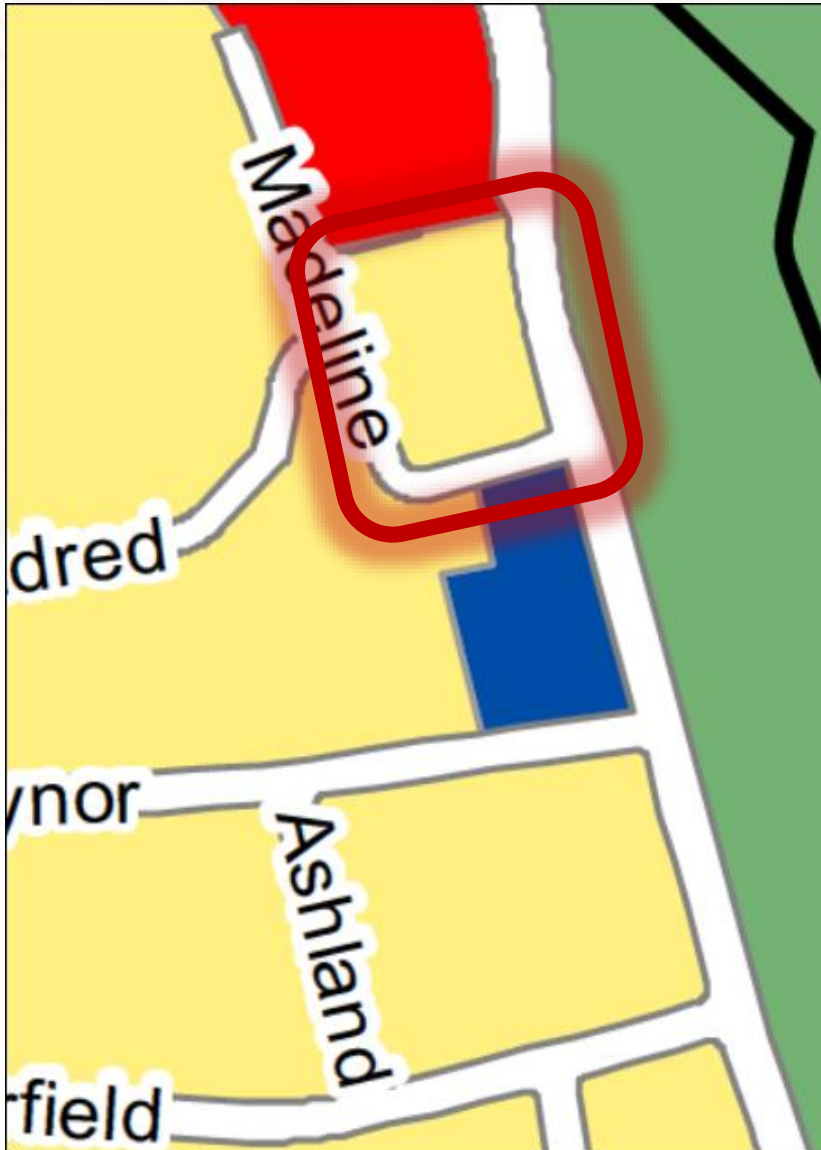
- CHANGE EAST SIDE OF THOMASTON AVENUE TO MIXED USE INDUSTRIAL

2015

Recommendation generally refers to highlighted area.

M 2

Location: Future Land Use Map

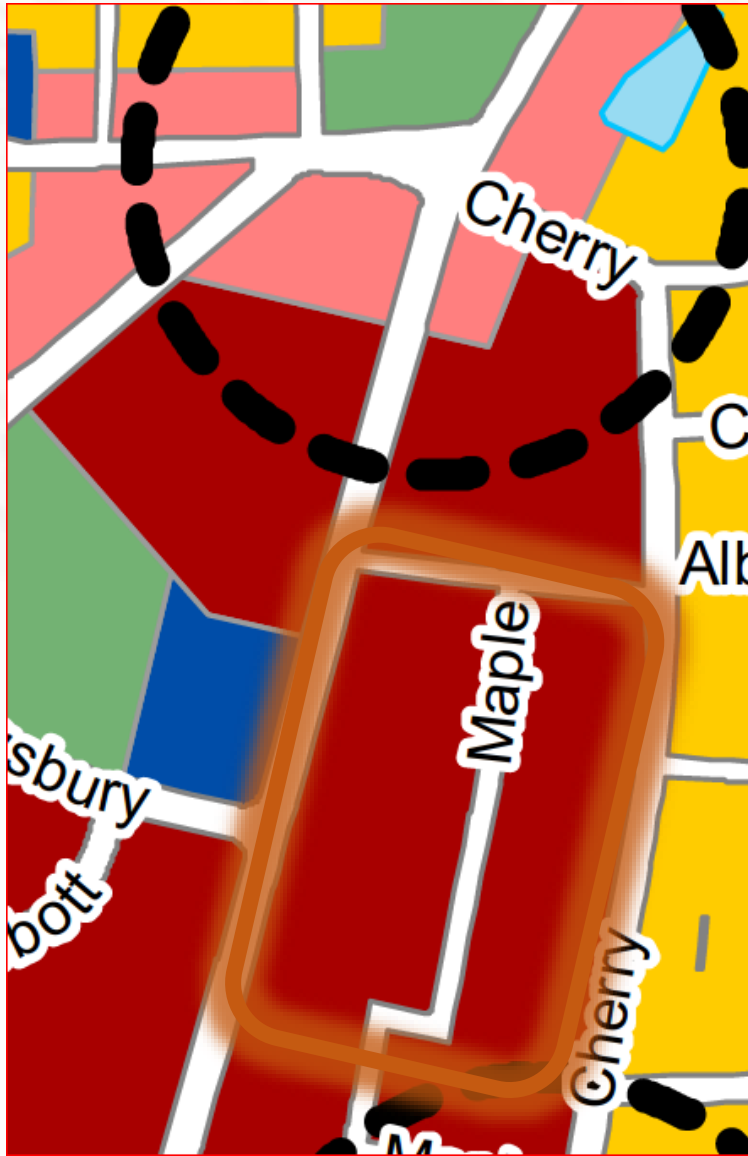


- CHANGE EAST SIDE OF WATERTOWN AVE TO COMMERCIAL

Recommendation generally refers to highlighted area.

M 3

Location: Future Land Use Map



- CHANGE CHERRY AVENUE INDUSTRIAL PARK TO MIXED USE INDUSTRIAL.

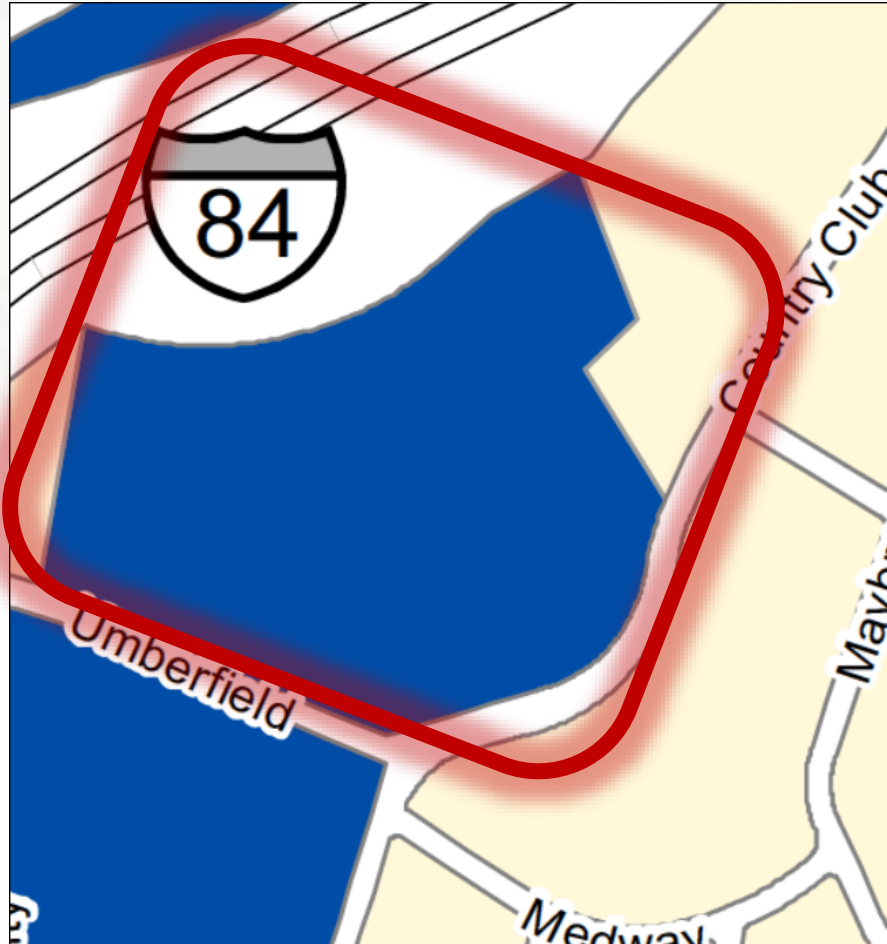
2015

terbury
tion and Development

Recommendation generally refers to highlighted area.

M 4

Location: Future Land Use Map



- CHANGE NORTH SIDE OF UMBERFIELD TO LOW DENSITY RESIDENTIAL

Recommendation generally refers to highlighted area.

M 5

Location: Future Land Use Map



- CHANGE BRISTOL, PLATTS MILL AREA TO MIXED USE INDUSTRIAL

2015

City of Waterbury

Plan of Conservation and Development

Recommendation generally refers to highlighted area.

M 6

Location: Future Land Use Map



- CBD VILLAGE DISTRICT RECOMMENDED BY SASKI PLAN NEEDS TO BE SHOWN

2015

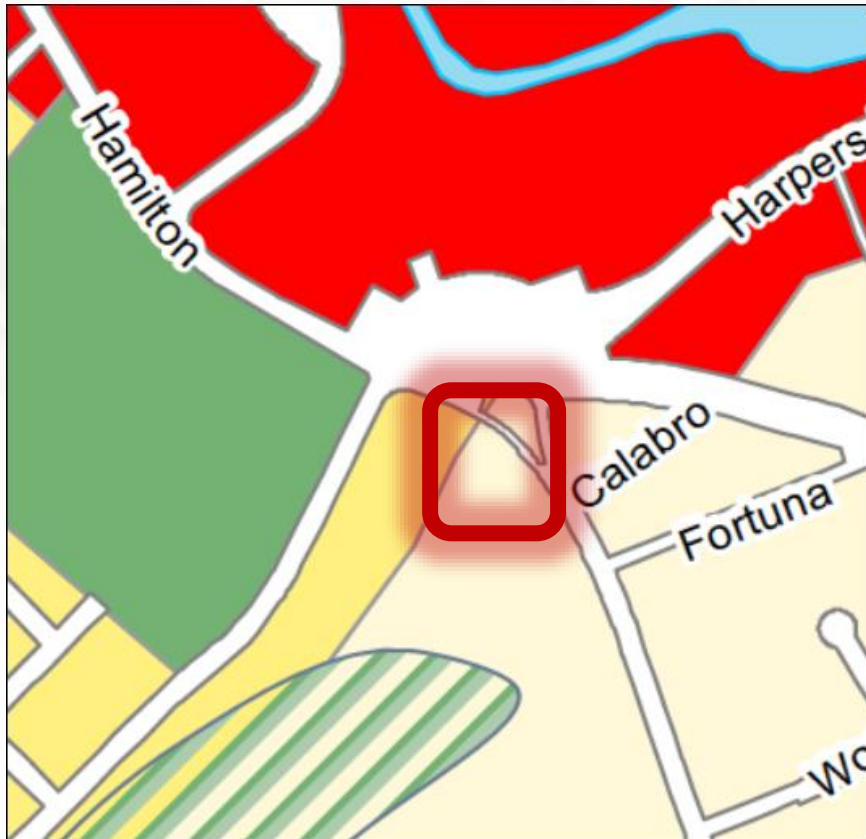
City of Waterbury

Plan of Conservation and Development

Recommendation generally refers to highlighted area.

M 7

Location: Future Land Use Map

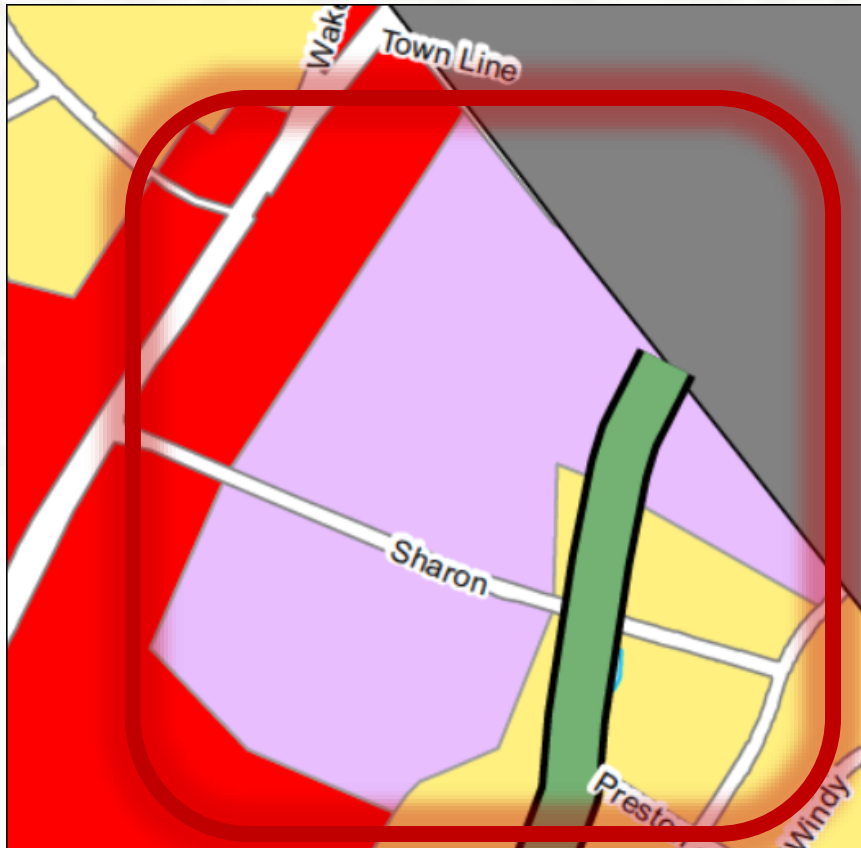


- CHANGE SW CORNER OF HAMILTON AND PEARL LAKE ROAD TO COMMERCIAL

Recommendation generally refers to highlighted area.

M 8

Location: Future Land Use Map



- CHANGE SHARON ROAD INDUSTRIAL AREA TO MIXED USE INDUSTRIAL

2015



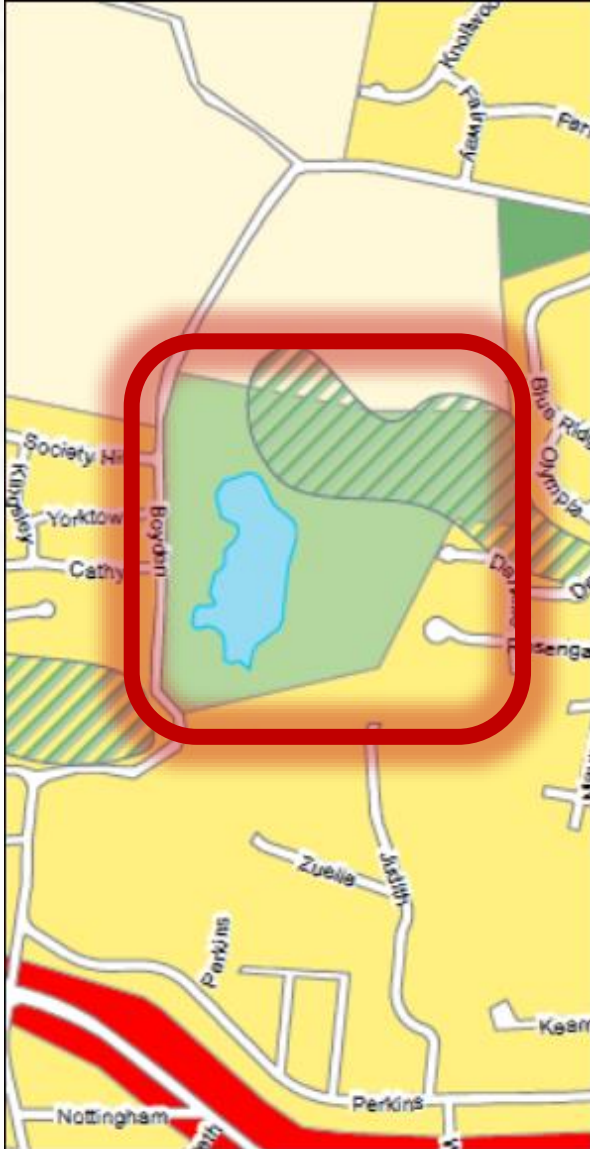
City of Waterbury

Plan of Conservation and Development

Recommendation generally refers to highlighted area.

M 9

Location: Future Land Use Map



- CHANGE BOYDEN STREET ITALIAN AMERICAN CLUB TO MEDIUM DENSITY RESIDENTIAL

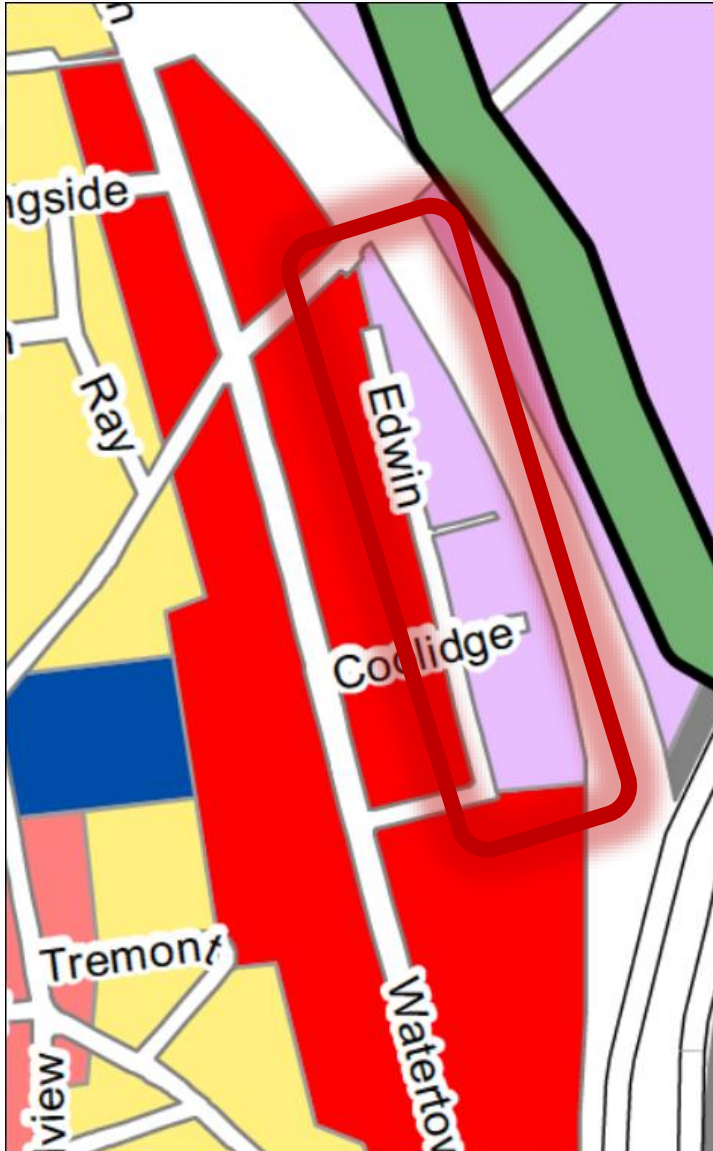
2015

Waterbury
Conservation and Development

Recommendation generally refers to highlighted area.

M 10

Location: Future Land Use Map



- CHANGE EAST SIDE OF EDWIN AVENUE TO COMMERCIAL

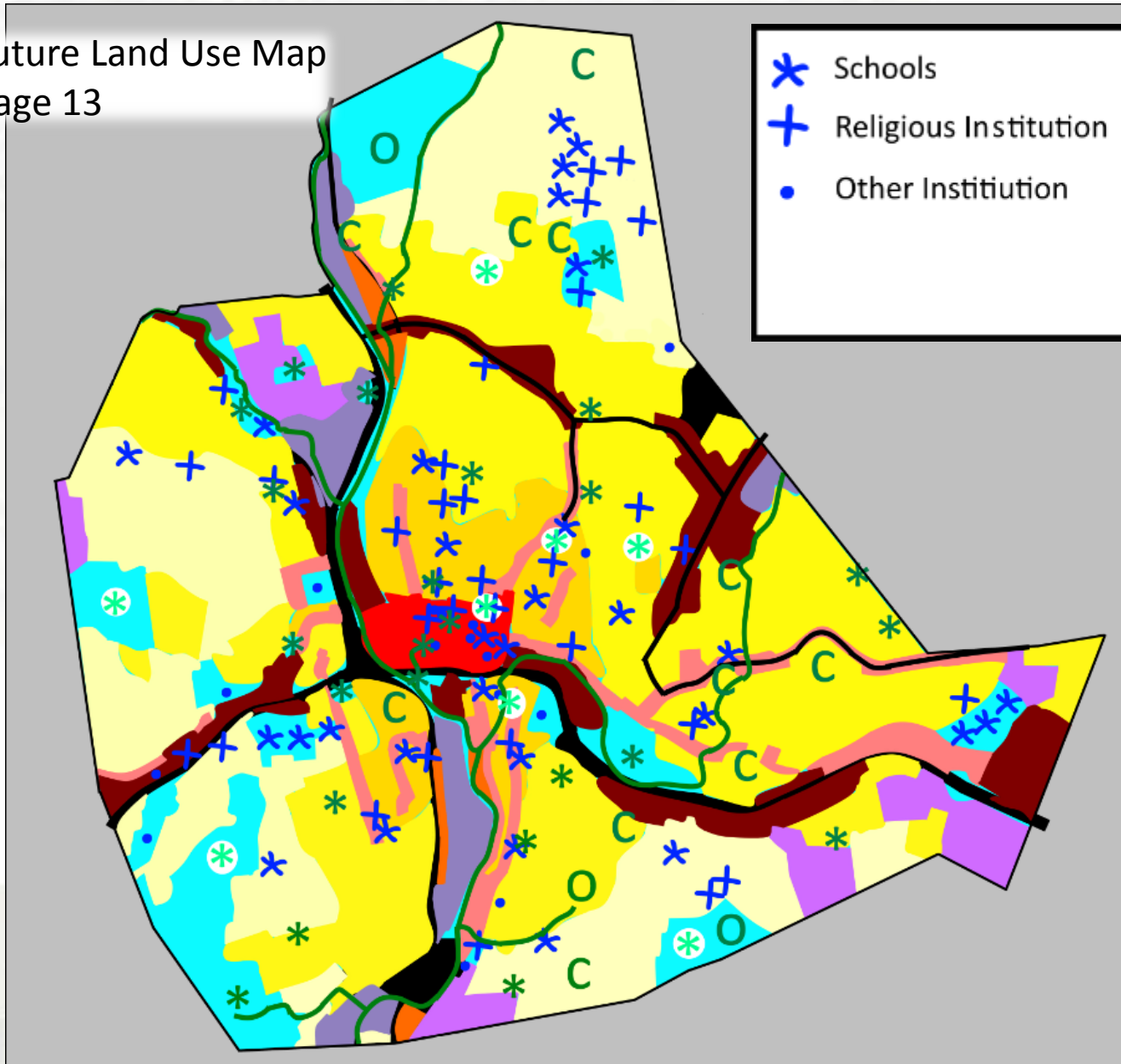
2015








Recommendation generally refers to highlighted area.

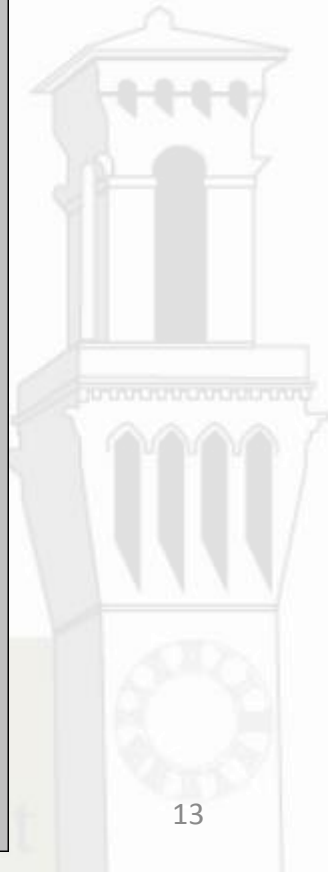
M 11 & D3

CONVERT TO A GENERALIZED FUTURE LAND USE MAP

Location: Future Land Use Map
Page 13



- | | |
|---|--|
|  Schools |  Park |
|  Religious Institution |  Recreation |
|  Other Institution |  Cemetery |
| |  Open Space |



M 11 & D3

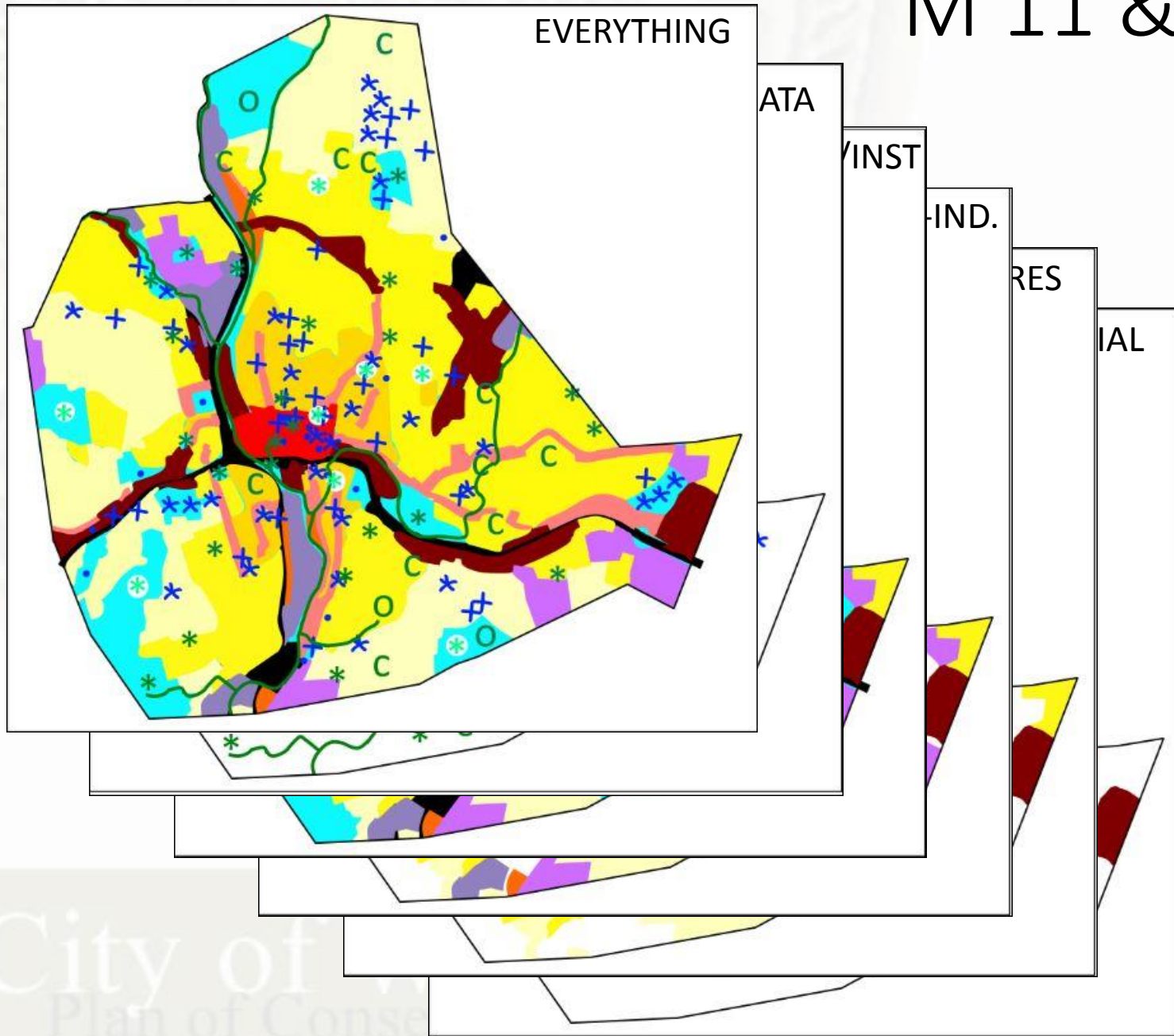
REASONS TO CONVERT TO A GENERALIZED FUTURE LAND USE MAP

CONT.

- PARCEL BASED MAP PORTRAYS A FALSE LEVEL OF ACCURACY.
- REAL BOUNDARIES ARE IMPRECISE.
- USE ALLOCATIONS ARE USUALLY BASED ON TAX ASSESSOR DATA WHICH IS NOT ALWAYS CONSISTENT WITH PLANNING AND ZONING CLASSIFICATIONS
- FALSE PRECISION IMPEDES COMMON SENSE ZONING MAP AMENDMENTS.
- GENERALIZED LAND USE PATTERNS ARE MORE UNDERSTANDABLE ENABLING POLICY MAKERS TO BETTER and MORE CONSISTENT DECISIONS WHEN CONSIDERING SPECIFIC PROPOSALS.
- INSTITUTIONS, INFRASTRUCTURE, CEMETERIES, PARKS ARE OFTEN POINT DATA AND SHOULD BE SHOWN AS SUCH.
- ONLY LARGE AREAS (20 OR MORE ACRES) SHOULD BE SHOWN AS POLYGON DATA.
- THE PARCEL BASED MAP SHOULD BE RETAINED AS BACKGROUND INFORMATION.
- WRITE PARAGRAPH DESCRIBING HOW GENERALIZED MAP IS TO BE USED IN EITHER FUTURE LAND USE CHAPTER OR INTRODUCTION.

M 11 & D3

CONT.

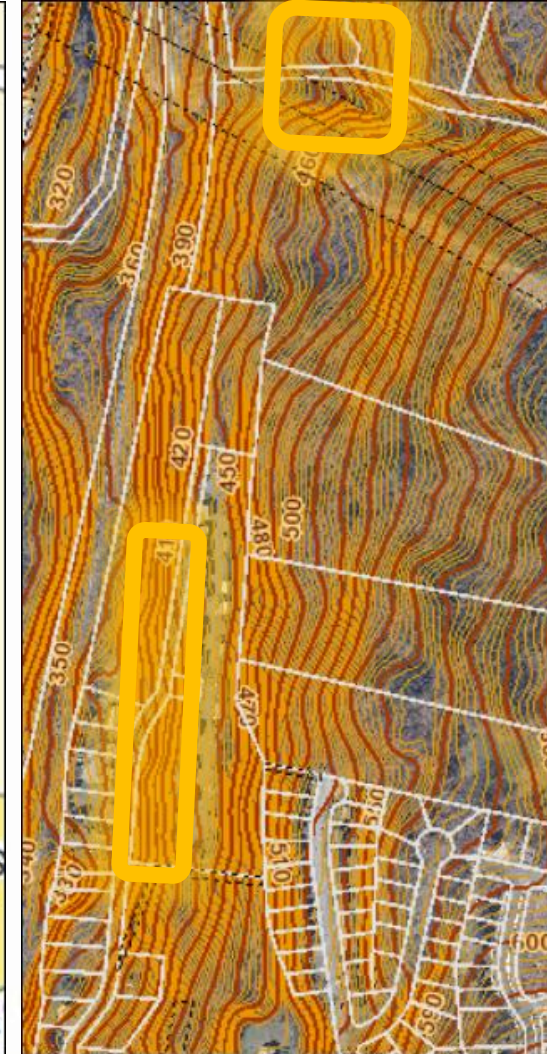
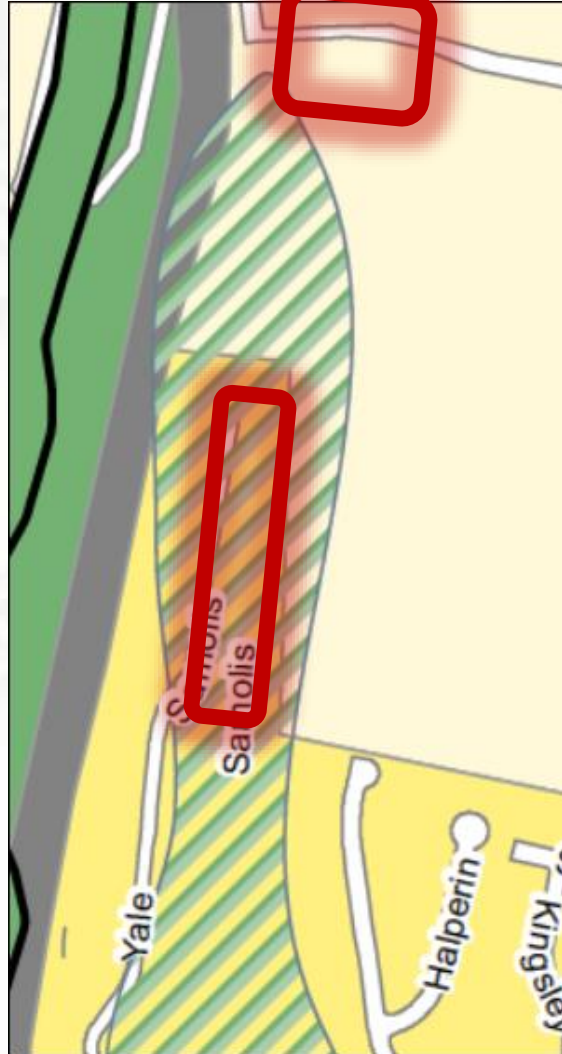


M 12 & D 4

REMOVE RIDGELINE PROTECTION AREAS FROM THE MAP

Location: Future Land Use Map
Doc. Page 13

- ACCURACY IS NOT SUFFICIENT TO DETERMINE CONFORMANCE.
- EACH PERMIT NEEDS TO BE FIELD VERIFIED.
- SEEMS TO DISALLOW USE OF PROPERTY, CONCERN ABOUT TAKINGS.
- RECOMMEND ESTABLISHMENT OF A SPECIAL DEVELOPMENT PROCESS, SPECIAL PERMIT WITH CONDITIONS WHEN RIDGELINE CREST OR 25% SLOPES IMPACTED ABOVE A PREDETERMINED A THRESHOLD



M 13 & D 8

Adjust Map and Document for FOOD HUB

Location: Future Land Use Map
Doc. Page 15

- Change map between Mill Street and River to Mixed Use.
- Greenway location is not affected.
- Adjust the section re: Mixed Use Category to reflect food sustainability uses.



M 14

Location: Future Land Use Map

- CHANGE MATOON ROAD/DENVER PLACE AREA TO MIXED USE INDUSTRIAL



2015

Recommendation generally refers to highlighted area.

M 15

Location: Future Land Use Map

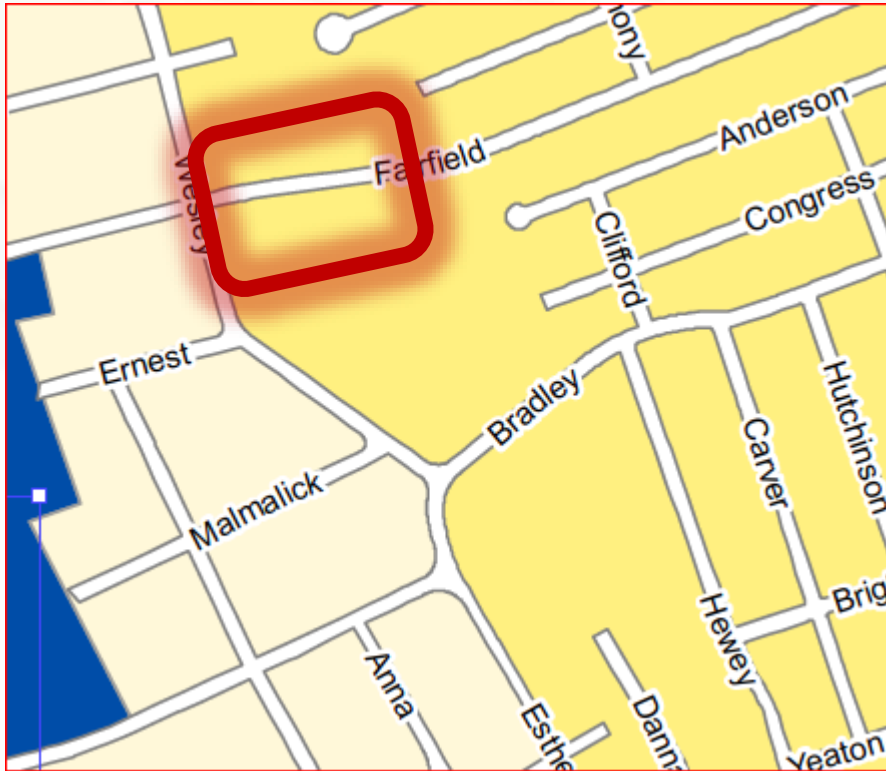


- CHANGE THE SOUTH SIDE OF JOHNSON STREET/WEST SIDE OF SPERRY STREET TO MIXED USE.

Recommendation generally refers to highlighted area.

M 16

Location: Future Land Use Map



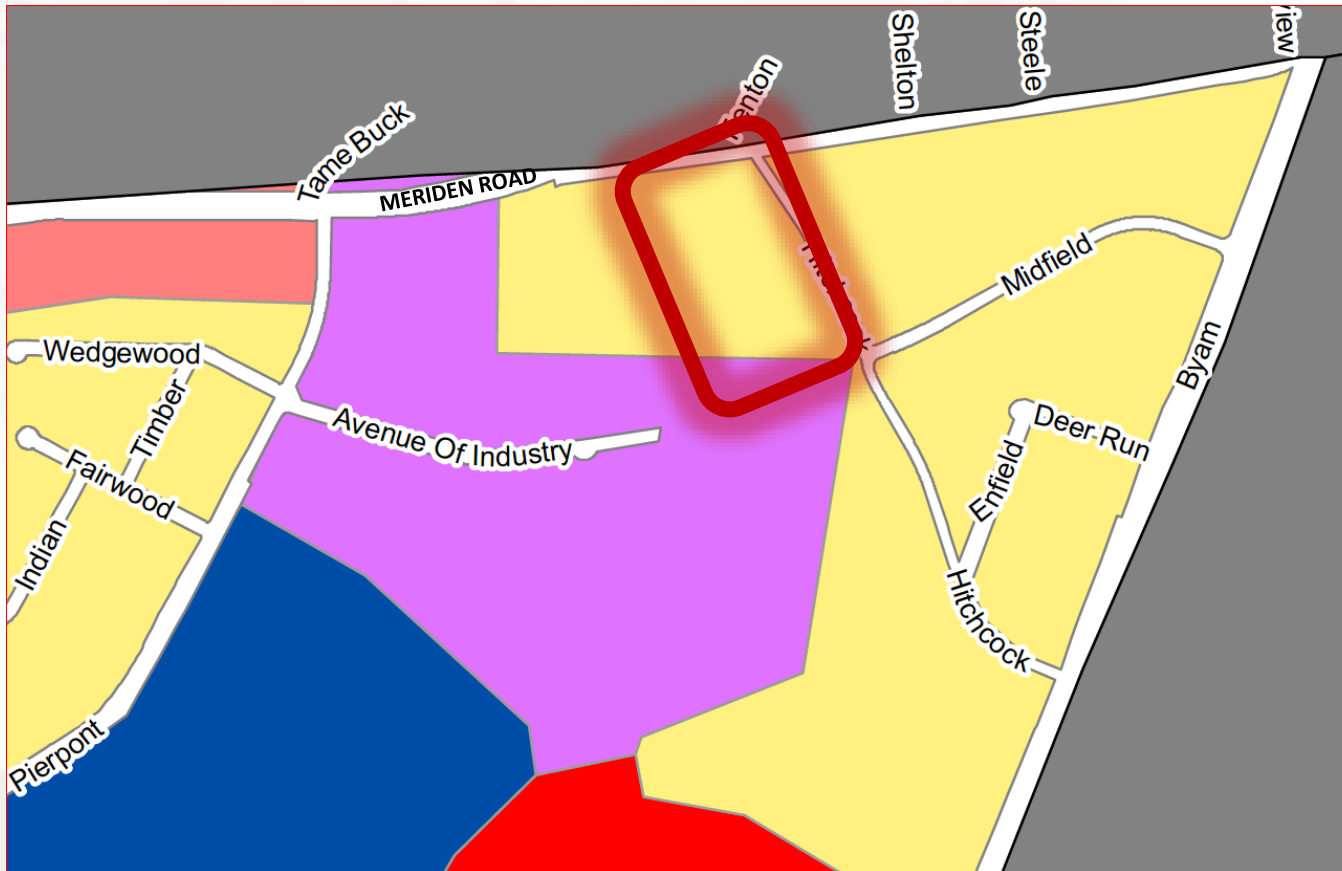
- CHANGE THE EXISTING COMMERCIAL NODE ON FAIRFIELD AVENUE EAST OF WESLEY STREET TO MIXED USE.

Recommendation generally refers to highlighted area.

M 17 Ralph Barrilla Testimony

Location: Future Land Use Map

- CHANGE SOUTH SIDE OF MERIDEN ROAD TO COMMERCIAL



Recommendation generally refers to highlighted area.

M 18 Shelia Fiordelsi Testimony

Location: Future Land Use Map

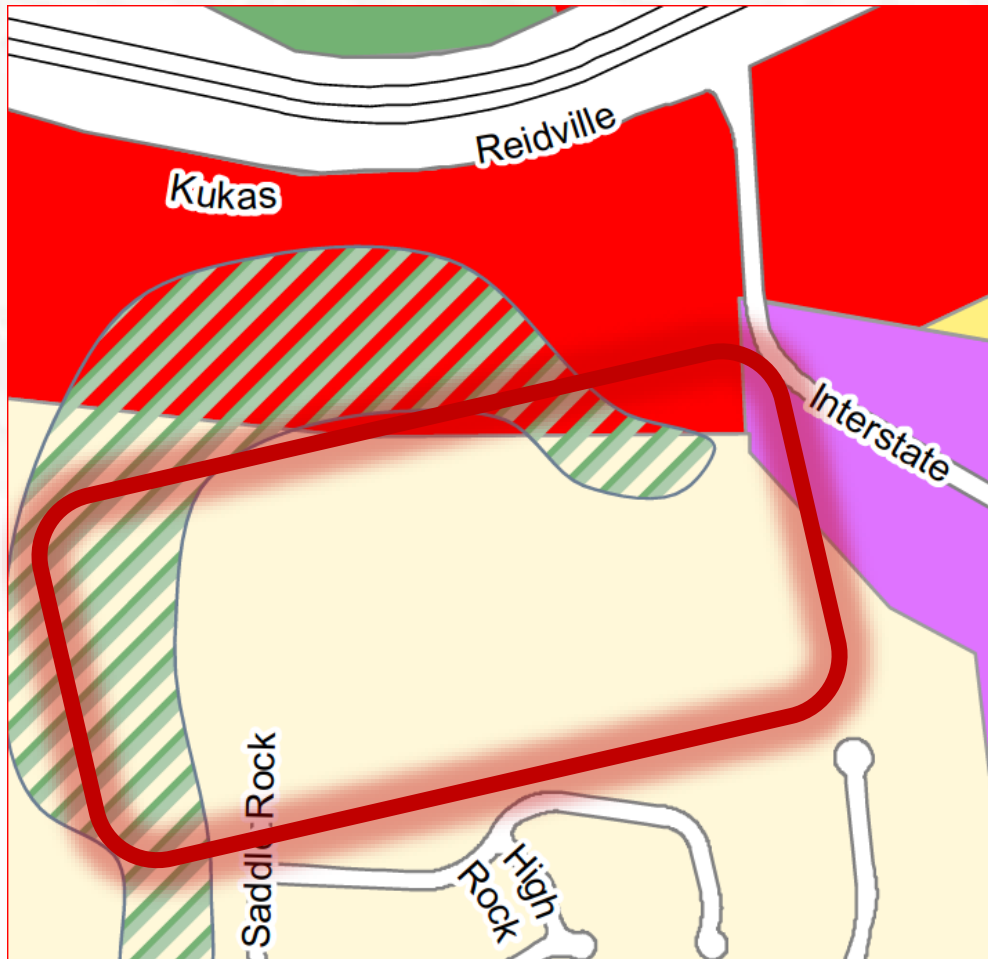
- CHANGE WEST SIDE OF HIGHLAND AVENUE TO MEDIUM DENSITY RESIDENTIAL



Recommendation generally refers to highlighted area.

M 19 Curt Jones Communication

Location: Future Land Use Map



- EXTEND REIDVILLE DRIVE COMMERCIAL AREA SOUTHWARD WEST OF INTERSTATE LANE PROPEERTIES.

Recommendation generally refers to highlighted area.

D1

WRITE AND INSERT SECTION REGARDING “HOW TO USE THE PLAN”

Location: Introduction

- PART 1 WOULD CONTAIN RECOMMENDATIONS AND LOGISTICAL INFORMATION, PART 2 SUPPORT AND BACKGROUND INFORMATION AND DATA.
- PART 1 IS THE PRIMARY SECTION USED TO JUDGE CONFORMANCE.
- NOTE THAT BOUNDARIES ARE GENERALIZED SPECIFIC PROPOSALS NEED TO BE FIELD VERIFIED.
- ONGOING INITIATIVES DESCRIBED IN PART 2 WILL BE CONSIDERED IN CONFORMANCE UNLESS OTHERWISE NOTED.
- NEW (OR OTHER) INITIATIVES WILL BE EVALUATED FOR CONFORMANCE WITH THE FOLLOWING FUTURE LAND USE MAP AND THE THEMES GOALS AND OBJECTIVES IN THE ACTION AGENDA.

D1 cont.

Themes

ADVANCE DOWNTOWN'S ROLE AS THE REGION'S CENTER FOR COMMERCE, CULTURE, AND CITY LIVING.

- **4 Goals**
- **14 Objectives**
- **62 Action Items**

PRESERVE WATERBURY'S BUILT CHARACTER AND NATURAL ENVIRONMENT.

- **4 Goals**
- **8 Objectives**
- **40 Action Items**

IMPROVE COMMUNITY FACILITIES AND ENHANCE MOBILITY

- **7 Goals**
- **16 Objectives**
- **60 Action Items**

PRESERVE AND PROMOTE LIVABLE, HEALTHY, AND SUSTAINABLE NEIGHBORHOODS.

- **6 Goals**
- **12 Objectives**
- **49 Action Items**



D2

RELOCATE HISTORIC DISCUSSION

Location: Introduction

- RELOCATE THE HISTORIC PERSPECTIVE SECTIONS IN THE INTRODUCTION TO PART 2.
- BEGINS ON PAGE 2 CONTINUES THROUGH 7.
- LEAVE “LAST 10 YEARS” IN PLACE. PAGE 8
- ATTEMPT TO SEGRGATE RECOMMENDATIONS FROM BACKGROUND.

2015

City of Waterbury

Plan of Conservation and Development

D3 REFER TO M11 & D3

M 11 & D3 **CONVERT TO A GENERALIZED FUTURE LAND USE MAP**

Location: Future Land Use Map
Page 13

12

M 11 & D3 **REASONS TO CONVERT TO A GENERALIZED FUTURE LAND USE MAP**

CONT.

- PARCEL BASED MAP PORTRAYS A FALSE LEVEL OF ACCURACY.
- REAL BOUNDARIES ARE IMPRECISE.
- USE ALLOCATIONS ARE USUALLY BASED ON TAX ASSESSOR DATA WHICH IS NOT ALWAYS CONSISTENT WITH PLANNING AND ZONING CLASSIFICATIONS
- FALSE PRECISION IMPEDES COMMON SENSE ZONING MAP AMENDMENTS.
- GENERALIZED LAND USE PATTERNS ARE MORE UNDERSTANDABLE ENABLING POLICY MAKERS TO BETTER and MORE CONSISTENT DECISIONS WHEN CONSIDERING SPECIFIC PROPOSALS.
- INSTITUTIONS, INFRASTRUCTURE, CEMETERIES, PARKS ARE OFTEN POINT DATA AND SHOULD BE SHOWN AS SUCH.
- ONLY LARGE AREAS (20 OR MORE ACRES) SHOULD BE SHOWN AS POLYGON DATA.
- THE PARCEL BASED MAP SHOULD BE RETAINED AS BACKGROUND INFORMATION.
- WRITE PARAGRAPH DESCRIBING HOW GENERALIZED MAP IS TO BE USED IN EITHER FUTURE LAND USE CHAPTER OR INTRODUCTION.

City of Waterbury
Plan, Conservation and Development

13

M 11 & D3

EVERYTHING

DATA

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CONT.

14

D4 REFER TO M12 & D4

M 12 & D 4

REMOVE RIDGELINE PROTECTION AREAS FROM THE MAP

Location: Future Land Use Map
Doc. Page 13

- ACCURACY IS NOT SUFFICIENT TO DETERMINE CONFORMANCE.
- EACH PERMIT NEEDS TO BE FIELD VERIFIED.
- SEEMS TO DISALLOW USE OF PROPERTY, CONCERN ABOUT TAKINGS.
- RECOMMEND ESTABLISHMENT OF A SPECIAL DEVELOPMENT PROCESS, SPECIAL PERMIT WITH CONDITIONS WHEN RIDGELINE CREST OR 25% SLOPES IMPACTED ABOVE A PREDETERMINED A THRESHOLD



City of Waterbury
Plan of Conservation and Development

15

2015

City of Waterbury

Plan of Conservation and Development

D 5

SANITARY SEWER SERVICE AREA MAP

Location: SSA Map

Future Land Use Chapter

- REPLACE THE SANITARY SEWER SERVICE AREA MAP WITH THE VERSION ADOPTED IN SEPTEMBER 2015 BY THE WPCA
- **IF NECESSARY ADOPT A NEW CATEGORY FOR THE FUTURE LAND USE MAP ENTITLED “RURAL DENSITY RESIDENTIAL”.**
- THE PURPOSE THIS CATEGORY IS TO SUPPORT SEWER AVOIDANCE AREAS BY INCREASING LOT SIZES TO ACCOMMODATE SUBSURFACE ONSITE DISPOSAL.
- LOTS MAY BE 40,000 TO 60,000 SQUARE FEET DEPENDING ON SOIL CONDITIONS.

2015



City of Waterbury








Plan of Conservation and Development

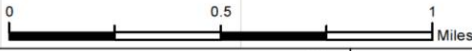
D 5

SANITARY SEWER SERVICE AREA MAP

Location: SSA Map
Future Land Use Chapter

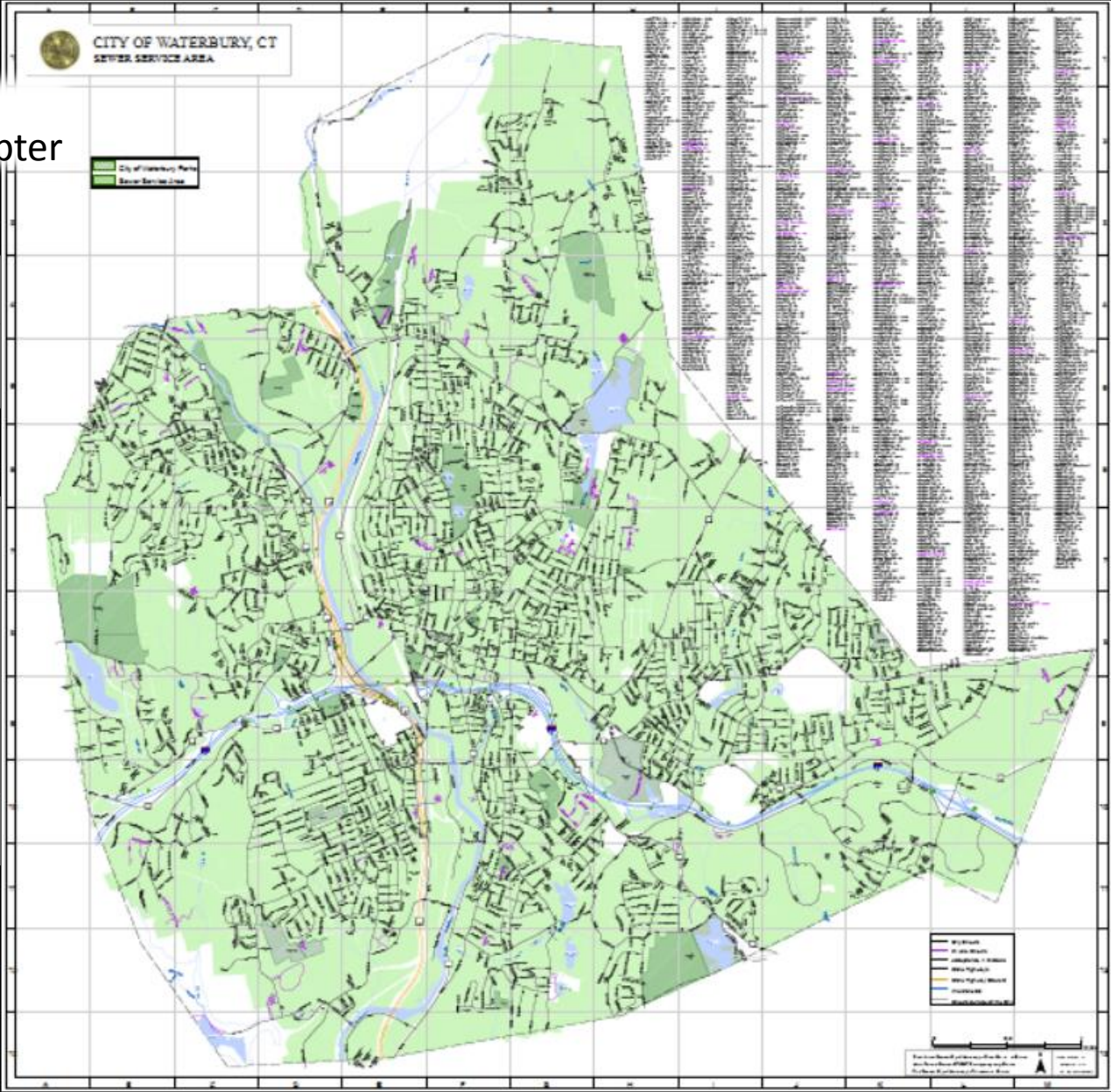
	City of Waterbury Parks
	Sewer Service Area

	City Streets
	Private Streets
	Acceptance in Process
	State Highways
	State Highway Route 8
	Interstate 84
	Streets outside of the City



Street Name Source: City of Waterbury's Street Centerline Dataset
Water Feature Source: CT DOT State Hydrography Dataset
Park Source: City of Waterbury's Park Location Dataset

Date: August 2015
Created By: DTV
File: SwrServArea.PDF



D6

SANITARY SEWER SERVICE AREA MAP

Location: Future Land Use Chapter

- **IF NECESSARY ADOPT A NEW CATEGORY FOR THE FUTURE LAND USE MAP ENTITLED “RURAL DENSITY RESIDENTIAL”.** (Refer to D5)

2015

City of Waterbury

Plan of Conservation and Development



D 7 - D7 Alt.

Limit Auto Repair and Auto Sales in the Mixed Use Category

Location: Future Land Use Chapter

- SPECIFY NEW AUTO REPAIR AND SALES ARE NOT RECOMMENDED IN THE CBD OR MIXED USE LAND USE CATEGORIES
- ALTERNATIVE: CREATE A NEW CATEGORY “MIXED USE AUTO” FOR PROPOSED MIXED USE AREAS WITH PREEXISTING CONCENTRATIONS ON AUTO REPAIR/SALES

2015

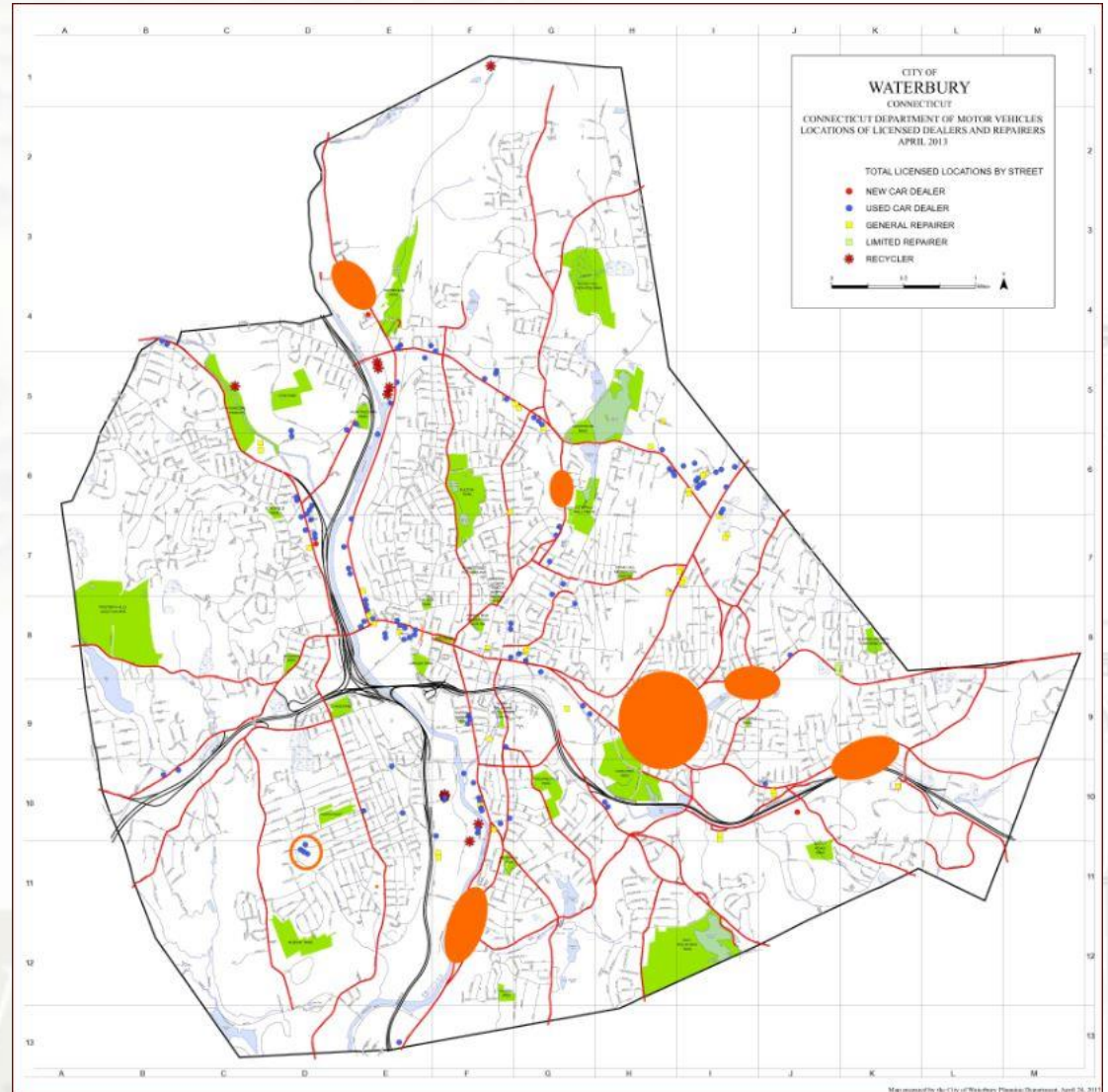
City of Waterbury

Plan of Conservation and Development

D 7 - D7 Alt.

PROPOSED MIXED USE AREAS WITH A CONCENTRATION OF AUTO REPAIR/SALES USES

Location: Future Land Use Chapter

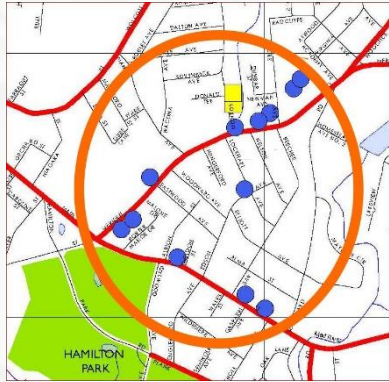


D 7 - D7 Alt.

Limit Auto Repair and Auto Sales in the Mixed Use Category

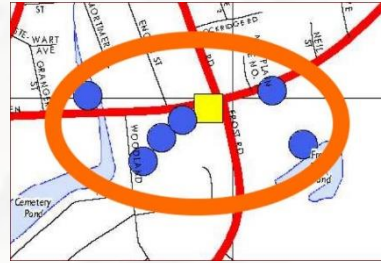
Location: Future Land Use Chapter

- NEW CAR DEALER
- USED CAR DEALER
- GENERAL REPAIRER
- LIMITED REPAIRER
- ✱ RECYCLER



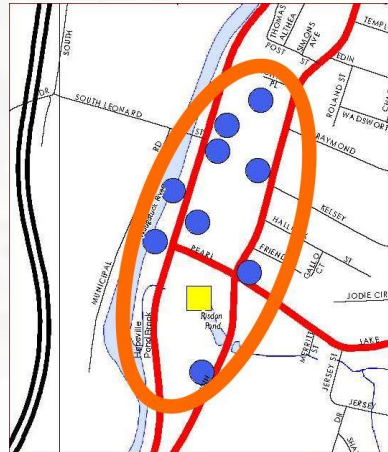
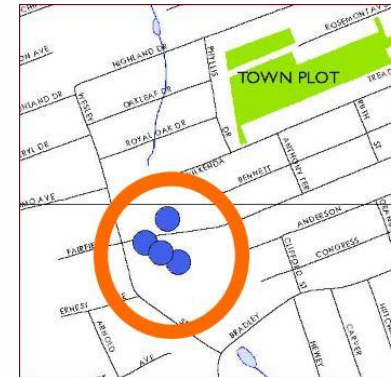
← MERIDEN ROAD/EAST MAIN

MERIDEN ROAD / FROST ROAD →



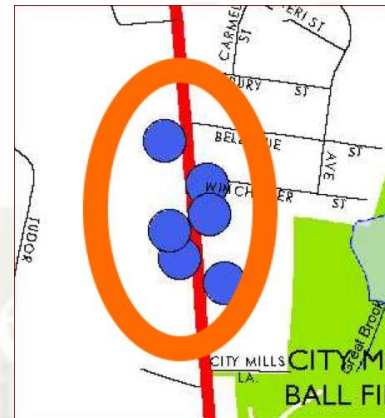
← BALDWIN ST / SOUTH MAIN ST

FAIRFIELD AVENUE →

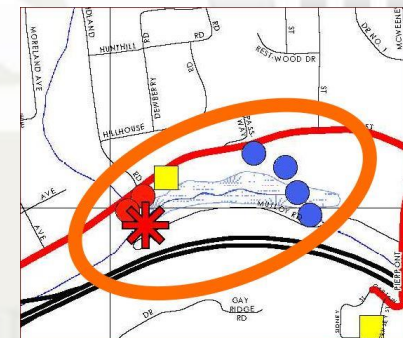


THOMASTON AVE ↓

NORTH MAIN ST →



MULLOY ROAD / EAST MAIN ST ↓



of Water Conservati

D8 REFER TO M13 & D8

M 13 & D 8 Adjust Map and Document for FOOD HUB

Location: Future Land Use Map
Doc. Page 15

- Change map between Mill Street and River to Mixed Use.
- Greenway location is not affected.
- Adjust the section re: Mixed Use Category to reflect food sustainability uses.



City of Waterbury
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D 9

NVCOG – Add a Vision Statement

Location: Introduction

NVCOG staff suggests a Vision Statement be added before the Introduction summarizing Waterbury's various neighborhood community characters and how the City intends to develop and grow over the next ten years.

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D 10

NVCOG – Add a Section describing Waterbury’s Regional relationships

Location: Introduction

NVCOG staff suggests a POCD section be added which describes Waterbury’s regional roles and implications and includes descriptions of membership in regional planning organizations such as a council of governments and a metropolitan planning organization, collaborations with neighboring municipalities, and membership in other regional management groups addressing health, emergency preparedness, and environmental issues.

D 11

NVCOG – Add a References to include transportation options for all persons

Location: Multiple Locations in Document

NVCOG staff suggests the transportation sections include references to all users, including persons with disabilities, whose safe accessibility to jobs and amenities is affected by their transportation options.

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D 12

NVCOG – Add a map of Sidewalks

Location: Part 2 Chapter 10 Transportation, Page 149

NVCOG staff suggests a map of Waterbury's sidewalks be added to the Non-motorized Transportation section.

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D 13

DPW - Add References to Consideration to Impacts on Street Maintenance and Refuse Collection

Location: FUTURE LAND USE -Section on Downtown Gateways
Paragraphs of Section 4. (11,25,31,40) Recommendations that could increase on-street parking

- On-street parking can be problematic in providing well plowed safe roads for motorists. Any on-street parking should be carefully considered prior to implementation.
- The Public Works Department provides weekly refuse and recycling collection. On-street parking could create two foreseeable concerns; 1) The ability for the large equipment to safely traverse the streets and 2) These neighborhoods could be serviced by single-man, fully-automated equipment and the ability to access the refuse/recycling containers placed curbside may be inhibited. The department would take steps to designate different equipment in these neighborhoods if necessary..

D 14

CLARIFY PARCELS ADJACENT TO THE MAD RIVER GREENWAY WILL BE DEVELOPMENT PARCELS

Location: Page 42

Graphic gives incorrect impression the Greenway will occupy the entire parcels shown.

Need to clarify Greenway will be located on a narrow easement adjacent to the river.

Remainder of parcels will be developed.



D 15 – D16 DPW DIRECTOR

STREET CONNECTIONS **NOT RECOMMENDED**

Location: Action Agenda – Page 48

D15	<i>DPW - Connecting CLOUGH ROAD TO PARK ROAD is not recommended</i>
D16	<i>DPW - Extending FOREST AVENUE TO LAKESIDE BLVD WEST is not recommended.</i>

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D 17 – D18 DPW DIRECTOR

STREET CONNECTIONS **RECOMMENDED**

Location: Action Agenda – Page 48

D17	<i>DPW - Connecting GRASSY HILL ROAD TO BUCKS HILL ROAD would be beneficial</i>
D18	<i>DPW - Connecting the two segments of FARRINGTON AVENUE would be beneficial</i>

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STREET CONNECTIONS - **UNSURE**

D19	<i>DPW - GOFF STREET TO DANIELLE DRIVE - Further Research needed to determine whether beneficial</i>
D20	<i>DPW - RODNEY AVENUE TO BETH LANE - Further Research needed to determine whether beneficial</i>
D21	<i>DPW - SUNNYSIDE AVENUE TO JACKSON STREET - Further Research needed to determine whether beneficial</i>
D22	<i>DPW - COLUMBIA BLVD TO EDGEHILL - Further Research needed to determine whether beneficial</i>
D23	<i>DPW - HULL STREET - Further Research needed to determine whether beneficial</i>
D24	<i>DPW - BOYDEN STREET TO NORTH MAIN STREET - Further Research needed to determine whether beneficial</i>
D25	<i>DPW - CHESTNUT HILL AVE. TO FARMWOOD ROAD - Further Research needed to determine whether beneficial</i>

CERTIFICATE OF PUBLICATION OF

NOTICE OF ACTION

WATERBURY CITY PLAN COMMISSION ADOPTION OF THE CITY OF WATERBURY PLAN OF CONSERVATION AND DEVELOPMENT - 2015-2025



November 9, 2015

NOTICE OF ACTION
WATERBURY CITY PLAN
COMMISSION
ADOPTION OF THE CITY OF
WATERBURY
PLAN OF CONSERVATION AND
DEVELOPMENT - 2015-2025

Public Notice as provided under Connecticut General Statutes, as amended, is herewith given of the Official Actions and City Plan Commission of the City of Waterbury at a special meeting held on November 5, 2015. At said meeting the Commission adopted the City of Waterbury Plan of Conservation and Development - 2015-2025 with the approval of the following resolution:

RESOLVED That the City Plan Commission of the City of Waterbury hereby approves and adopts the document entitled "City of Waterbury Plan of Conservation and Development - 2015-2025" dated August 12, 2015 and labeled "DRAFT FOR REVIEW" together with the map entitled "Future Land Use and labeled "Draft", and the map entitled "City of Waterbury, CT Sewer Service Area" as approved by the Waterbury Water Pollution Control Authority on October 13, 2015 subject to the revisions noted as "ACCEPT" in the document entitled "INDEX TO MODIFICATIONS TO THE DRAFT, City of Waterbury Plan of Conservation and Development - 2015-2025", dated November 5, 2015 as further described in the document entitled "2015 Draft Plan of Conservation and Development Master List of Potential Modifications" dated November 5, 2015. BE IT FURTHER

RESOLVED The "City of Waterbury Plan of Conservation and Development - 2015-2025"

of Conservation and Development Master List of Potential Modifications" dated November 5, 2015. BE IT FURTHER

RESOLVED The "City of Waterbury Plan of Conservation and Development - 2015-2025" shall become effective on the day following the of the date of publication of the notice of this action BE IT FURTHER

RESOLVED The City Planner is directed to incorporate all said modifications into the document and maps comprising the "City of Waterbury Plan of Conservation and Development - 2015-2025". BE IT FURTHER

RESOLVED A revised copy of the document and all maps shall be submitted to the Commission prior to the Commission authorizing submission of the Plan to the Secretary of the Office of Policy and Management in accordance with CGS 8-23 (g) (5).
A copy of the adopted plan and all referenced documents are available for public inspection at the offices of the City Planning department, 185 South Main Street, Waterbury, CT. 203 574-6817

ATTEST:
James A. Sequin, AICP
City Planner
203-574-6817

R-A November 7, 2015

I hereby certify the above legal advertisement was published in the Waterbury Republican - American on Saturday November 7, 2015 in accordance with CGS 8-23

ATTEST:

James A. Sequin, AICP
Secretary/City Planner