

MEETING NOTICE
REGIONAL PLANNING COMMISSION
of the
VALLEY COUNCIL OF GOVERNMENTS

Tuesday, November 24, 2009
5:15 p.m. at VCOG Offices
Derby Train Station

AGENDA

1. Public Session
2. Minutes of 10/27/09 Regular VCOG RPC Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from Town of Stratford:** Proposed Amendments to the Stratford Zoning Regulations; Sections 4, 5 and 12;
Public Hearing Date: December 17, 2009
 - b) **Referral from Town of Trumbull:** Proposed Amendments to the Trumbull Zoning Regulations; Creation of a New Neighborhood Commercial/Mixed Use Zone; Other minor changes and clarifications;
Public Hearing Date: December 16, 2009
4. Approval of RPC Meeting Schedule for Calendar Year 2010 (Enc.)

**MINUTES OF THE REGULAR MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, November 24, 2009**

Members Present: Bart Flaherty, David Barboza II, Virginia Harger, Cliff Strumello
Members Absent: None

Staff Present: David Elder, Senior Regional Planner

Others Present: None

The meeting was called to order by Chairman Flaherty at 5:26 p.m.

The public session was called open. There were no public comments.

Motion to close the Public Session.

Motion by: David Barboza II

Second by: Cliff Strumello; Motion passed unanimous

Motion approve the Minutes of the 10/27/09 Regular Meeting.

Motion by: David Barboza II;

Second: Virginia Harger; Motion passed unanimous

Referral from Town of Stratford: Proposed Amendments to the Stratford Zoning Regulations: Sections 4, 5 and 12.

The staff planner reviewed his referral of no negative regional impact to the commission. There was discussion that removing the sidewalk requirement for residential apartment complexes, while maybe not regionally significant, would have an impact on the individual developments and the residents. Furthermore, it was discussed that not requiring the developer to install sidewalks would eventually require the municipality to install sidewalks, particularly when ADA becomes an issue. Additional discussion occurred regarding the classification of bedrooms versus dens, studios, libraries, etc. and that the main reason for the classification was to provide for adequate septic system design. The Commission further discussed that a home may be built, and a septic system designed to accommodate a 2 bedroom home, but subsequent buyers may convert a given library into a bedroom, creating problems with the septic system.

A Motion was made to support the VCOG RPC Staff Planner's finding of no negative regional impacts.

Motion by: Cliff Strumello

Second: David Barboza II; Motion passed unanimous

Referral from Town of Trumbull: Proposed Amendments to the Trumbull Zoning Regulations; Creation of a New Neighborhood Commercial/Mixed Use Zone; Other minor changes and clarifications.

The staff planner reviewed his referral of no negative regional impact. There was discussion related to the location of Long Hill Green and that all of the proposed uses in the zone would be by Special Permit only.

A Motion was made to support the staff opinion of no negative regional impact.

Motion by: Cliff Strumello

Second: by David Barboza II; Motion passed unanimous

At the end of the meeting, Cliff Strumello announced that this would be his last Regional Planning Commission Meeting. He has served on the RPC for 7 years and has volunteered on the Seymour Planning and Zoning Commission for almost 20. Chairman Flaherty and the other RPC members thanked Cliff for his years of service and said that they will miss his expertise, sense of humor, and years of experience.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

David Elder
VCOG Senior Regional Planner