

MEETING NOTICE

REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

Tuesday, November 27, 2007

5:15 p.m.

at VCOG Offices

Derby Train Station

AGENDA

1. Public Session
2. Minutes of 9/25/07 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from City of Ansonia:** Proposed Amendment to Ansonia Zoning Regs. Section 3.11.4 and 8-25 Fee in Lieu of Open Space
Public Hearing Date: November 26, 2007 (held open for comments)
 - b) **Referral from City of Derby:** Proposed Change of Zone for Four Parcels on Academy Hill Rd. and Mansfield St. from R-3 Zone to R-4 Zone
Public Hearing Date: No date set
 - c) **Referral from Town of Oxford:** Proposed Revisions to Commercial Zoning District, Article 7, Section 5 of the Oxford Zoning Regulations
Public Hearing Date: No date set

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, November 27, 2007**

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

Staff Present: David Elder, VCOG Senior Planner

Others Present: Mayor Anthony Staffieri

The meeting was called to order by Chairman Flaherty at 5:15 p.m.

The public session was called open; there were no public comments

Minutes of the 09/25/07 regular meeting.

Motion: by David Barboza II to accept the minutes as presented;

Second: Cliff Strumello; motion passed-unanimous

Referrals:

City of Ansonia: Proposed Amendment to Ansonia Zoning Regulations Section 3.11.4 and 8-25 regarding fees in Lieu of Open Space

Ansonia representative explained that this proposed amendment was developed to address the common issue of preserving the minimum required open space in land divisions where the lots were of small size. In these instances, the community would benefit from permitting fees, and land transfers in-kind, in lieu of the required open space.

The VCOG staff planner stated that this in-kind transfer has been successful in other towns. The fees are deposited into a fund that, as stated in the proposed Ansonia regulation, can only be used to preserve open space or create recreation opportunities in the community.

Motion: by David Barboza II to accept staff recommendation of no negative regional impacts;

Second: Cliff Strumello; motion passed unanimous

Referral from City of Derby: Proposed Change of Zone for Four Parcels on Academy Hill Rd. and Mansfield St. from R-3 Zone to R-4 Zone.

Derby representative stated the Derby P & Z Commission voted to approve this amendment at its last regular meeting. The VCOG staff planner reviewed the date the amendment was received by the VCOG office and 35 days had passed. The referral will still be addressed by the VCOG RPC and any findings will still be forwarded to the City of Derby.

The VCOG staff planner reviewed the proposal and stated that there are several areas within the City where the City-wide rezoning that took place in 2002 resulted in non-conformities and less than consistent district boundaries in certain areas. This proposal would address one such area and would bring consistency in zoning to this area.

Motion: by Cliff Strumello, to accept staff recommendation of no negative inter-municipal impacts;

Second: David Barboza II, Motion passed unanimous

Referral from Town of Oxford: Proposed Revisions to Commercial Zoning District, Article 7, Section 5 of the Oxford Zoning Regulations

VCOG Staff planner reviewed the proposal stating that when the Town of Oxford recently updated their Plan of Conservation and Development, they included a recommendation to evaluate the commercial development standards of the smaller parcels adjacent to the Route 67 Commercial district. This proposal attempts to address the existing uniform setbacks for the area by further defining setbacks when a piece of the lot abuts a residential, industrial, and commercial lot. The increased description and new setback requirements allow the Town more flexibility in fostering new business in this area of small lots.

Motion: by Cliff Strumello, to accept staff recommendation of no negative regional impacts;

Second: David Barboza II, Motion passed unanimous

Motion: by Bart Flaherty to add two referrals from the Town of Bethany to the regular VCOG RPC agenda.

Second: Cliff Strumello; motion passed unanimous

Referral from Town of Bethany: Proposed Amendments to the Bethany Zoning Regulations pertaining to Solar Energy Equipment

VCOG Staff planner reviewed the proposal and explained that the proposed regulation included height and setback requirements for Solar Energy Equipment. There was a brief discussion that not all people would be able to utilize this permitted use due to solar array angles.

Motion: by David Barboza II, to accept staff recommendation of no negative inter-municipal impacts;

Second: Virginia Harger, Motion passed unanimous

Referral from Town of Bethany: Proposed amendment to the previously adopted Aquifer Protection Area regulations.

VCOG staff planner reviewed the proposal and explained that this proposal is intended to bring the previously adopted Aquifer Protection Area regulations into conformance with the statute reading time frames and abutter's notification.

Motion: Cliff Strumello, to accept staff recommendation of no negative inter-municipal impacts;

Second: David Barboza II, Motion passed unanimous

Motion: by Bart Flaherty to have VCOG staff planner review the member municipalities' Plans of Conservation and Development for conformity with the State Plan of Conservation and Development.

Second: David Barboza II, Motion passed unanimous

Motion: by Bart Flaherty to adjourn

Second: Virginia Harger, Motion passed unanimous

The meeting was adjourned at 5:46 p.m.

Respectfully submitted,

David Elder
VCOG Senior Planner