

MEETING NOTICE

REGIONAL PLANNING COMMISSION
of the
VALLEY COUNCIL OF GOVERNMENTS

Tuesday, November 28, 2006
5:15 p.m.
at VCOG Offices
Derby Train Station

AGENDA

1. Public Session
2. Minutes of 9/26/06 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from City of Shelton:** Proposed Shelton Riverfront Development;
Canal Street East;
Public Hearing Date: November 28, 2006 (hearing left open)
4. Update on Long-Range Transportation Plan

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, November 28, 2006**

Members Present: Bart Flaherty, Cliff Strumello, David Barboza II, Virginia Harger

Staff Present: David Elder, VCOG Planner

Others Present: Daniel Waleski, Derby Resident

The meeting was called to order by Chairman Flaherty at 5:20 p.m.

Motion: by Cliff Strumello; To add Derby Text Change Referral to Agenda

Second: David Barboza II; Motion Passed

Minutes of the 9/26/06 regular meeting.

Motion: by Cliff Strumello to accept the minutes as presented

Second: Virginia Harger; Motion passed-unanimous

Referrals:

Referral from City of Shelton: Proposed Shelton Riverfront Development;
Canal Street East

VCOG Staff and RPC members reviewed the submitted site plan and discussed the number of proposed residential units, open space, the proximity to the proposed greenway, and also the impacts to the region from the significant increase in traffic onto the urban traffic system from the development. A discussion took place regarding the Canal Street East Proposal and the large Derby proposal across the bridge. It was noted that the synergy between the two will result in more congestion on the local roads and highways. The question also arose as to whether the developer has looked at the existing public transit system to see if it can be incorporated and/ or utilized to a greater degree to minimize the impacts of the proposed development onto the existing traffic system.

Motion: by Cliff Strumello to accept staff recommendation of no regional impact but to include the findings of the negative impacts to region from the significant influx of traffic to the region from the proposal.

Second: David Barboza II; Motion passed with one abstention (Virginia Harger)

City of Derby: Proposed Text Change Amendment to the Derby Zoning Regulations Regarding Open Space.

VCOG Staff and RPC members discussed the existing non-conforming status referring to the current ownership and intended use of the site. It was further discussed that all Open Space provisions set forth in the Derby Zoning Regulations would remain the same but would allow a non-profit to be an owner of the property.

Motion: by Cliff Strumello, to accept staff recommendation of no regional impact.

Second: Virginia; Motion passed-unanimous.

Audience: Dan Waleski-Derby resident

Mr. Waleski welcomed the opportunity to speak to the VCOG RPC and expressed gratitude that the Commission reviewed proposals in detail for the impacts on the region from individual member towns and cities. Mr. Waleski began by stating that he noticed a large number of passenger cars heading north on Route 8 and not many heading into Derby on Route 34. Mr. Waleski further stated that the Canal Street East Proposal is very similar to the Derby Development proposal across the river. VCOG RPC explained that the developer proposing the development was the same in each case. Mr. Waleski expressed concern that both developments appear to pack people and residential units into these developments to the detriment of the city on resources, and also to the detriment of the people occupying the units because of their high density at the expense of quality of life. He summarized his thoughts on the development projects that the plans appear to pack as many units in as possible to raise the profit to the developer and that this approach would have negative impacts on both communities.

Meeting was adjourned at 6:26 p.m.

Respectfully submitted,

David Elder
VCOG Planner