

# MEETING NOTICE

REGIONAL PLANNING COMMISSION  
of the  
VALLEY COUNCIL OF GOVERNMENTS

Tuesday, January 23, 2007  
5:15 p.m.  
at VCOG Offices  
Derby Train Station

## AGENDA

1. Public Session
2. Minutes of 11/28/06 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
  - a) **Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regs.;  
To permit car washes by special use in the Commercial C-2 District.  
Public Hearing Date: February 6, 2007
  - b) **Referral from Town of Trumbull:** Proposed Zoning Amendments to define  
businesses in residential zones, address appeal periods to ZBA for violations  
or decisions of officials, and to permit sheds 10' from property lines in  
Residence Zone A.  
Public Hearing Date: January 17, 2007 (left open)
4. Update on Long-Range Transportation Plan

**MINUTES OF THE MEETING  
VCOG REGIONAL PLANNING COMMISSION  
Tuesday, January 23, 2007**

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

Staff Present: David Elder, VCOG Planner

Others Present: None

The meeting was called to order by Chairman Flaherty at 5:25 p.m.

Discussion ensued regarding the arrival of two additional referrals to the VCOG offices the day after the agenda and packet materials were sent to the VCOG RPC members in the mail. It was suggested by Chairman Flaherty that RPC wait to add any new agenda items until the RPC acts on the referrals already scheduled.

**Minutes** of the 11/28/06 regular meeting.

**Motion:** by Cliff Strumello to accept the minutes as presented

**Second:** David Barboza II; Motion passed-unanimous

**Referrals:**

**Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regs.; To permit car washes by special use in the Commercial C-2 District.

The VCOG staff gave a summary of the proposal in terms of the adequate space availability, which is required to be provided by the applicant, to allow for an area for queue/waiting timing by vehicles waiting to enter the car-wash.

The VCOG RPC also recognized the need for an area within the immediate proximity of the car-wash for an area to be provided for car “dry” time as well.

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

**Second:** David Barboza II; Motion passed unanimous

**Referral from Town of Trumbull:** Proposed Zoning Amendments to define businesses in residential zones, address appeal periods to ZBA for violations or decisions of officials, and to permit sheds 10’ from property lines in Residence Zone A

The VCOG Staff gave a summary of the proposed changes. The VCOG RPC then discussed the 15-day appeal period and the state statute regarding the amount of time an appellate has to submit that appeal in writing. The VCOG RPC also discussed whether or not it was necessary to discuss the need to define calendar days or business days as days being counted toward the proposed fifteen.

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

**Second:** David Barboza II, Motion passed-unanimous.

Chairman Flaherty then presented the two additional referrals received by the VCOG after the date of agenda packet material mailing to the VCOG RPC members.

**Motion:** By Cliff Strumello, to add the Derby and Shelton referrals to the VCOG regular meeting agenda.

**Second:** Virginia Harger, Motion passed-unanimous.

**Referral from the City of Derby:** Proposed Zoning Amendment regarding Permitted Uses and Lot and Bulk Requirements in the Industrial Campus (I-C) Zone.

The VCOG staff gave a summary of the proposed change as well as read aloud the narrative received with the proposal. The narrative addressed the need to expand the Permitted Uses to a broader range of I-C industries as well as reduce the minimum lot size to accommodate said Permitted Uses.

The VCOG RPC recognized the detrimental effects that a reduced minimum lot size may have on the abutting Residential Zones from the proposed zoning amendment. The VCOG RPC then directed that Rick Dunne, in his letter to the City of Derby's Zoning Chairman, strongly urge the City of Derby to include a suggested par. (11) to Section §195-22, sub-section D. Lot and bulk requirements, par "(11)-Where any I-C Zone abuts a Residential Zone, be it in Derby or an adjacent Town/City, that a 10 ft. Landscaped Buffer be used along the rear or side lot line."

**Motion:** by Cliff Strumello to accept staff recommendation of no negative regional impact but to include the suggestion of a par. (11) in the Lot and Bulk Requirements in the VCOG RPC cover letter to the City of Derby Planning and Zoning Commission.

**Second:** Virginia Harger, Motion Passed-Unanimous

**Referral from the City of Shelton:** Proposed Text Change to Section 34 of Planned Development District Standards regarding Size.

The VCOG staff gave a summary of the proposal noting that due to the specific nature of the lot description for which the standards would apply, that impacts to other areas of the community would be very minimal, if any at all.

**Motion:** by Cliff Strumello to accept staff recommendation of no negative inter-municipal impact.

**Second:** David Barboza II; Motion Passed-Unanimous

**Update on Long-Range Transportation Plan:** The VCOG staff planner handed out the project list to be included in the LRTP update. Staff planner noted that the list currently does not reflect the new projects and that the total amount of each program category would increase before the list is made final to reflect inflation of expected cost. The staff planner

then handed out a new project form that should be used to elicit new projects from their towns/cities.

Meeting was adjourned at 6:58 p.m.

Respectfully submitted,

David Elder  
VCOG Planner