

MEETING NOTICE

REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

**Tuesday, February 26, 2008
5:15 p.m.
at VCOG Offices
Derby Train Station**

AGENDA

1. Public Session
2. Minutes of 1/22/07 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from Town of Beacon Falls:** Proposed Amendment to Beacon Falls Zoning Regulations to add Section 21.3 – Active Adult Residential Development
Public Hearing Date: March 13, 2008
 - b) **Referral from City of Derby:** Proposed Amendments to Derby Zoning Regs. To provide regulations for Age-Restricted Residential Developments and to create a new Corridor Improvement District (CID) along Roosevelt Dr.
Public Hearing Date: February 25, 2008
 - c) **Referral from Town of Seymour:** Proposed Amendment to Seymour Zoning Regs., Section 5.3
Public Hearing Date: March 13, 2008
 - d) **Referral from City of Shelton:** Proposed Zone Change for properties north of Canal St. including McCallum Hydro-Electric Facility, Riverview Park and Properties north of the park from Residence R-4 to Residence R-1
Public Hearing Date: February 26, 2008
4. Discussion re: Regional and Local Plans of Conservation and Development (Enc.)

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, February 26 2008**

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

Alternates Present: Howard Simpson

Members Absent: Cliff Strumello (excused)

Staff Present: David Elder, Senior Regional Planner

The meeting was called to order by Chairman Flaherty at 5:27 p.m.

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

Minutes of the 1/22/08 regular meeting.

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

Second: Virginia Harger; motion passed with one abstention

Referrals:

Town of Beacon Falls: Proposed Amendment to Beacon Falls Zoning Regulations to add Section 21.3 – Active Adult Residential Development

The VCOG staff planner reviewed the proposal and read the staff recommendation. A question was asked regarding the staff planner's note regarding the community design to "maximize future potential." Staff Planner elaborated that consideration should be given to the utilities, recreational options, and walk-ability of the design so that future populations, perhaps not age-restricted, may require these housing developments and that consideration should be given to this possibility in the design to maximize future use potential.

Discussion ensued with examples of other communities that have successfully developed housing options that suit a number of populations, and age cohorts. One example given was the State of Virginia where they have seen substantial new developments for a wide range of populations.

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

Second: Howard Simpson; motion passed unanimous

Referral from City of Derby: Proposed Amendments to Derby Zoning Regulations to amend regulations to include Age-Restricted Residential Developments and to create a new Corridor Improvement District (CID) along Roosevelt Drive.

VCOG staff planner reviewed the proposal, displayed the zoning map area change that accompanied the proposal, and read the staff recommendation. The question of the existing uses was raised and the Derby RPC representative explained that this CID proposal is favorable to the existing heavy manufacturing uses in this area due to the adjacent residential districts and the existing Light Industry use. The second question asked was regarding the potential for an increase in traffic onto the already congested Route 34. Discussion ensued regarding the numerous types of proposed permitted uses and that it would be difficult to assess the potential traffic impacts until a specific use was proposed.

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

Second: Virginia Harger; motion passed unanimous

Referral from Town of Seymour: Proposed Amendment to Seymour Zoning Regs., Section 5.3

VCOG Staff planner reviewed the proposal and read the staff recommendation. There was discussion regarding the use of “land owned in common interest” and its potential impacts on subdivision design. In particular, the question was raised of whether or not the change could be used to develop rear lots as land owned in common interest may not prohibit the maximum use of rear lots as typical subdivision regulations do. In further discussion, it was pointed out that the proposed text does specifically state that “interior lots are permitted.”

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

Second: Virginia Harger; motion passed unanimous

Referral from City of Shelton: Proposed Zone Change for properties north of Canal St. including McCallum Hydro-Electric Facility, Riverview Park and Properties north of the park from Residence R-4 to Residence R-1

VCOG staff planner reviewed the proposal, displayed the submitted zoning map showing the proposed change, and read the staff recommendation. Discussion ensued regarding a possible reduction in the number of parcels affected by the change. In addition, there was discussion of the Hydro-electric facility and what, if any, impacts the proposal would have on the facility. It was generally agreed that the Hydro-electric facility is an asset, both historical, and functional, to the Valley region. It was further discussed that if the scope of the referral has changed, that the RPC should only consider this proposal if the changes to the proposal were a reduction in the scope versus an increase in the scope. After consideration and discussion, it was acknowledged that this is a reduction in the proposed scope and, therefore, appropriate that the RPC refer on the matter.

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

Second: Howard Simpson; motion passed unanimous

Motion: by David Barboza II, to deviate from the agenda and add the proposed schedule of notice(s) for the Update of the Regional Plan of Conservation and Development to the agenda.

Second: Virginia Harger; motion passed unanimous

Discussion Re: Update of Local Plans of Conservation and Development: VCOG Staff planner produced the schedule of public notice and legal notices pertaining to the update of the Regional Plan of Conservation and Development. The VCOG staff has completed its first draft of the plan which was sent out to each RPC member to review and provide comments. The VCOG RPC will have the opportunity to comment and make changes to the plan through June when the VCOG RPC will formally adopt the plan on behalf of the Valley Council of Governments. VCOG staff planner explained that the Connecticut General Statutes require us to update the regional plans by July 1, 2008 and that we are on schedule to complete the update by this time. Several of the RPC members expressed concern that the census data in the plan is out of date and that, in addition to the required sections, we should update the figures and census information. VCOG staff planner explained that the numbers in the plan were taken from the 2000 decennial census and that we would not have new numbers until 2010. VCOG staff planner further elaborated that the purpose of this update was to bring the plan into compliance and not update all of the information in the plan. It has been discussed that the VCOG and VCOG RPC update the plan with enough information to bring the plan into compliance this year and that after the publication of the 2010 decennial census, the VCOG RPC, and the member towns who choose to participate, conduct a full update of all of the plans at that time.

Motion: by Howard Simpson to endorse the proposed schedule and proceed with legal and notice publications

Second: David Barboza II; motion passed unanimous

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

David Elder
VCOG Senior Regional Planner