

MEETING NOTICE

REGIONAL PLANNING COMMISSION
of the
VALLEY COUNCIL OF GOVERNMENTS

Tuesday, February 27, 2007
5:15 p.m.
at VCOG Offices
Derby Train Station

AGENDA

1. Public Session
2. Minutes of 1/23/07 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from Town of Woodbridge:** Proposed Amendment to Woodbridge Zoning Regs.; Add New Section 3.11, Integrated Mixed Housing District, to allow Multifamily Affordable Housing. Proposed affordable housing development is on property of Triple R Developers, LLC located at 145 and 157 Peck Hill Road.
Public Hearing Date: March 5, 2007

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

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

Staff Present: David Elder, VCOG Planner

Others Present: Dan Waleski, Derby resident

The meeting was called to order by Chairman Flaherty at 5:46 p.m.

Minutes of the 01/23/07 regular meeting.

Motion: by Virginia Harger to accept the minutes as presented

Second: David Barboza II; Motion passed-unanimous

Referrals:

Referral from Town of Woodbridge: Proposed Amendment to Woodbridge Zoning Regs.; Add New Section 3.11, Integrated Mixed Housing District, to allow Multifamily Affordable Housing. Proposed affordable housing development is on property of Triple R Developers, LLC located at 145 and 157 Peck Hill Road.

The VCOG staff gave a summary of the proposal in terms of site of the location, the submitted proposed text and IMHD standards. Chairman Flaherty requested a copy of the 2000 decennial census data for Woodbridge and the VCOG staff planner provided such data. It was demonstrated that the median family income for Woodbridge is \$102,121.00, meaning that residents earning up to \$60,000-\$80,000 could be eligible based on the Connecticut General Statutes formula for qualifying "affordable" and would likely not be relying on public transportation. It was also discussed, as presented in the applicant's cover letter, that although Woodbridge has incorporated an affordable housing section into their zoning regulations, to date, the Town has been unsuccessful in attracting such developments.

Motion: by Virginia Harger to reject staff recommendation of negative inter-municipal impact and for the VCOG RPC to refer this proposal as no negative inter-municipal impact.

Second: David Barboza II; Motion passed unanimous

Discussion ensued regarding public session and whether or not it was more appropriate to have the public session at the beginning of the agenda or at the end. It was decided, following comments by the public, Dan Waleski, that at the discretion of the Chairman, the public would be permitted to speak in turn following the matter on which they wish to comment.

Meeting was adjourned at 6:58 p.m.

Respectfully submitted,

David Elder, VCOG Planner