

MEETING NOTICE

REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

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

AGENDA

1. Public Session
2. Minutes of 2/27/07 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from City of Ansonia:** Proposed Amendment to Ansonia Zoning Regs. Regarding Age-Restricted Housing, Multi-Family Housing, ARMH
Public Hearing Date: March 26, 2007 (hearing left open for comments)
 - b) **Referral from Town of Seymour:** Proposed Aquifer Protection District as an overlay district
Public Hearing Date: May 10, 2007
 - c) **Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regulations regarding Section 4.1.6.15-Active Adult Housing
Public Hearing Date: April 17, 2007
 - d) **Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regulations, Section 4.1.6.15 regarding minimum lot size and maximum Density requirements for Active Adult Housing
Public Hearing Date: April 17, 2007
4. Discussion of Draft Long-Range Transportation Plan

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

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

Staff Present: David Elder, VCOG Planner

Others Present: None

Motion: to appoint Cliff Strumello as Acting Chairman
Second: David Barboza II; Motion passed unanimous

The meeting was called to order by Acting Chairman Strumello at 5:35 p.m.

Minutes of the 02/27/07 regular meeting.

VCOG planner stated that a mistake was made in drafting the 2/27/07 VCOG RPC decision regarding the Woodbridge 8-30g application and that the correct language of positive regional impact would be added.

Motion: by Virginia Harger to accept the minutes as amended;
Second: David Barboza II; motion passed-unanimous

Referrals:

Referral from City of Ansonia: Amendment to Ansonia Zoning Regulations Regarding Age-Restricted Housing, Multi-Family Housing, ARMH.

The VCOG staff explained that the City of Ansonia has two different proposed amendments to the regulations regarding Age-Restricted Housing developments before the City's Zoning Commission. One of the proposals is site specific and the other is a town-wide regulation. Discussion ensued regarding the difference between the two and the lack of reason(s) that both proposals were in front of the VCOG RPC instead of only one.

Motion: by Cliff Strumello to table the discussion until the Ansonia representative has the opportunity to explain the duality of the proposal.
Second: David Barboza II; motion passed unanimous

Referral from Town of Seymour: Proposed Aquifer Protection District as an overlay district

The Town of Seymour is adopting their aquifer protection area regulations with the DEP-required application, notification, and condition analyses that have been mandated of all Towns and Cities that contain a part, or whole, aquifer within the state of Connecticut. There was discussion of the other VCOG RPC Towns/Cities' progress towards adoption and exactly which agency within the Town/Cities were acting as the oversight agency of the submitted applications

for areas within the overlay district. Seymour representative stated that in his town, the oversight would be the Inland Wetlands Commission's responsibility. It was further stated this amendment will have a positive impact on the region and the watershed.

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

Second: Virginia Harger, Motion passed unanimous

Referral from Town of Stratford: Proposed Amendment to Stratford Zoning Regulations regarding Section 4.1.6.15-Active Adult Housing.

The VCOG Planner explained that this is one of two proposals from the Town Stratford regarding their Active Adult Housing regulations. This proposal is correcting an error in the original regulation that stated 100% of the units were required to be age-restricted versus the Federal Fair Housing Regulation that states 80% of the units must be age-restricted to persons aged 55 and older.

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

Second: Virginia Harger, Motion passed unanimous

Referral from Town of Stratford: Proposed Amendment to Stratford Zoning Regulations, Section 4.1.6.15 regarding minimum lot size and maximum density requirements for Active Adult Housing.

VCOG staff explained that this proposal was to decrease the permitted density of Active Adult Housing when the lot was 20 acres or less in size and abutted Town-owned open space.

Motion: by David Barboza II, to accept staff recommendation of no regional impact

Second: by Virginia Harger, motion passed unanimous.

Old Business:

Long Range Regional Transportation Plan Update: VCOG planner stated that there would be a public meeting held at the VCOG offices on April 17, 2007 at 5:30 p.m. where public input and review was encouraged. VCOG planner also stated that each RPC member would be receiving a draft plan before that date in the mail.

New Business: VCOG RPC needs to hold nomination and elections for the upcoming year's officers. This activity should be placed on the next meeting agenda.

The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

David Elder, VCOG Planner