

MEETING NOTICE

REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

**Tuesday, April 22, 2008
5:15 p.m. at VCOG Offices
Derby Train Station**

AGENDA

1. Public Hearing on 2008 Update of Regional Plan of Conservation & Development
2. Public Session
3. Minutes of 3/25/08 Regular Meeting (Enc.)
4. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from City of Ansonia:** Statutory Referral – 2008 Update Ansonia Plan of Conservation and Development
Public Hearing Date: April 28, 2008
 - b) **Referral from Town of Beacon Falls:** Comments requested re: Update of Electronic File of Beacon Falls Zoning Regulations/Modifications to Zoning Regs.
Public Hearing Date: May 15, 2008
 - c) **Referral from City of Derby:** Statutory Referral – 2008 Update Derby Plan of Conservation and Development
Public Hearing Date: May 20, 2008
 - d) **Referral from Town of Stratford:** Proposed Amendments to Stratford Zoning Regulations, Sections 16.6.5.1(B) and 16.7.10, regarding signs Facing the CT Turnpike
Public Hearing Date: May 20, 2008
 - e) **Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regulations, Section 4.1.6.16 regarding Active Adult Housing Small Dev.
Public Hearing Date: May 20, 2008

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, April 22, 2008**

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

Members Absent: Cliff Strumello

Staff Present: David Elder, Senior Regional Planner

Others Present: None

The Public Hearing on the 2008 Regional Plan of Conservation and Development update was called open by Chairman Flaherty promptly at 5:15 pm.

Motion: by David Barboza to open the public hearing

Second: by Ginny Harger; motion passed unanimous

Chairman Flaherty asked if there were any persons from the public who wished to comment on the Plan. Chairman Flaherty repeated the invitation to speak three times. Hearing none, Chairman Flaherty then asked the VCOG RPC board for any comments. David Barboza II stated that the City of Derby had some comments on the Draft and asked if they had been included. VCOG staff planner said they had and elaborated that all comments that had been received by the VCOG RPC since the Plan update process began in January had been included.

VCOG staff then stated that the updated plan included a section on Transit Oriented Development, the State's six Growth Management Principles, a section on Natural Resources and Agricultural Lands both Historic and Active, included 2 new preservation maps, 1 new mass transit map, and 1 new recreational trails map. In addition, the new plan states its consistency with the State Plan of Conservation and Development.

Motion: by David Barboza II to recess the Public hearing until May 26th, 2008 to accommodate any additional comments on the Plan from the local P&Z commissions May meetings.

Second: By Virginia Harger, Motion passed unanimous.

The Public session of the regular VCOG RPC meeting was opened. There were no public comments

Minutes of 3/25/08 Regular Meeting

Chairman Flaherty entertained a motion to amend the minutes to reflect "this VCOG RPC" throughout.

Motion: by David Barboza II to accept the minutes as corrected.

Second: by Virginia Harger; motion passed unanimous

Referral from City of Ansonia: Statutory Referral – 2008 Update Ansonia Plan of Conservation and Development

VCOG staff stated that this is a statutory referral to the RPC to verify the compliance of the local plan with Regional Plan of Conservation and Development as well as the State Plan of Conservation and Development. Staff then said that, based on review of the Plan, the 2008 Ansonia Plan of Conservation and Development was generally consistent with both the regional plan and State plan.

Motion: by David Barboza II, to approve VCOG staff's finding of Consistency
Second: by Virginia Harger; motion passed unanimously

Referral from Town of Beacon Falls: Comments requested re: Update of Electronic File of Beacon Falls Zoning Regulations/Modifications to Zoning Regulations

VCOG staff explained that this was an update, not an amendment, to the Beacon Falls Zoning Regulations and that there were no changes to the regulations that had not come before the VCOG RPC since 1999.

Motion: by David Barboza II; to approve staff recommendation of no negative regional impact.
Second: by Virginia Harger; motion passed unanimously

Referral from City of Derby: Statutory Referral – 2008 Update Derby Plan of Conservation and Development

VCOG staff stated that this is a statutory referral to the RPC to verify the compliance of the local plan with Regional Plan of Conservation and Development as well as the State Plan of Conservation and Development. Staff then said that based on review of the Plan, the 2008 Derby Plan of Conservation and Development was generally consistent with both the regional plan and State plan.

Motion: by David Barboza II, to approve VCOG staff's finding of Consistency
Second: by Virginia Harger; motion passed unanimously

Referral from Town of Stratford: Proposed Amendments to the Stratford Zoning Regulations, Sections 16.6.5.1(B) and 16.7.10, regarding signs facing the CT Turnpike

There was discussion on the potential safety hazards of permitting signs facing the Connecticut Turnpike and also that this proposed amendment may be in direct conflict with the Governor's recent Executive Order prohibiting the proliferation of new, or existing billboards aimed at preventing the cluttering of signs in the state. Safety continued to be the issue for concern as advertising is obviously intended to attract a person's attention which is exactly what makes them unsafe when the target audience is people driving where distractions can end up with fatalities.

Motion: by Virginia Harger to adopt the staff recommendation of negative regional impact and to include the RPC's comments on safety and conflict with the Governor's Executive Order.
Second: by David Barboza II, motion passed unanimously

Referral from Town of Stratford: Proposed Amendment to Stratford Zoning Regulations, Section 4.1.6.16 regarding Active Adult Housing Small Development

VCOG Staff planner reviewed the proposal and stated the Town of Stratford has two other Active Adult Housing regulations and that this “Small Development” has a density greater than desirable to the Town.

Motion: by Virginia Harger to accept the staff recommendation of no negative regional impact
Second: by David Barboza II, motion passed unanimously

The meeting was adjourned at 6:14 p.m.

Respectfully submitted,

David Elder
VCOG Senior Regional Planner