

# MEETING NOTICE

## REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

**Tuesday, April 24, 2007  
5:15 p.m.  
at VCOG Offices  
Derby Train Station**

### AGENDA

1. Public Session
2. Minutes of 3/27/07 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 (tabled from 3/27/07 meeting)  
Public Hearing Date: March 26, 2007 (hearing left open for comments)
  - b) **Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regs. Re: RES District, LI-1 District, and LI-2 District.  
Public Hearing Date: May 1, 2007
  - c) **Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regs. To Amend Subdivision Regulations re: Schedule C, Street Planning & Design Standards  
Public Hearing Date: May 1, 2007
  - d) **Referral from City of Shelton:** Proposed Amendment to Shelton Zoning Regulations, Section 45, Subsection 35.5.2, PRD Regulations; Petition of Avalon Bay Communities, Inc.  
Public Hearing Date: May 15, 2007
  - e) **Referral from City of Shelton:** Proposed Amendment to Shelton Zoning Regulations and Zoning Map: Creation of "River Front District" for Portion Of Canal Street East  
Public Hearing Date: May 8, 2007
  - f) **Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regs. Re: Section 7.1.7  
Public Hearing Date: May 22, 2007

**MINUTES OF THE MEETING  
VCOG REGIONAL PLANNING COMMISSION  
Tuesday, April 24, 2007**

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

Staff Present: David Elder, VCOG Planner

Others Present: None

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

**Minutes** of the 03/27/07 regular meeting.

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

**Second**: Virginia Harger; motion passed-unanimous

**Referrals:**

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

There was a brief discussion regarding the existing regulations pertaining to Age-Restricted Housing in the City of Ansonia and the other VRPC towns. In addition, the VRPC discussed the use of “assemblage” in district designations and how the ability to assemble, or otherwise not assemble, impacts the regulation.

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

**Second**: Ginny Harger; motion passed unanimous

**Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regulations pertaining to the RES District, LI-1 District, and LI-2 District.

The Town of Orange is proposing to amend their regulations to adopt the more stringent of the two options for Bulk and Lot Coverage with a varying lot size requirement. Adopting the proposal would result in the regulated compliance with the restrictive of the two existing requirements.

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

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

**Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regulations to Amend Subdivision Regulations Schedule C, Street Planning & Design Standards.

The Town of Orange is proposing to specify road design and construction detail for new subdivisions as determined by road classification.

**Motion:** David Barboza II, to accept staff recommendation of no inter-municipal impacts;  
**Second:** Virginia Harger, Motion passed unanimous

**Referral from City of Shelton:** Proposed Amendment to Shelton Zoning Regulations, Section 45, Subsection 35.5.2, PRD Regulations; Petition of Avalon Bay Communities, Inc.

The City of Shelton has before them a proposal to reduce the density on the PRD in accordance with the Connecticut Common Interest Act.

**Motion:** by David Barboza II, to accept staff recommendation of no negative regional impact;  
**Second:** by Virginia Harger, motion passed unanimous.

**Referral from City of Shelton:** Proposed Amendment to Shelton Zoning Regulations and Zoning Map: Creation of "River Front District" for Portion of Canal Street East.

The City of Shelton is proposing to adopt new regulations that would create the River Front District (RFD).

**Motion:** by David Barboza II, to accept staff recommendation of no negative regional impact;  
**Second:** by Virginia Harger, motion passed unanimous.

**Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regulations Section 7.1.7-Special Uses

The Town of Stratford is proposing to amend their zoning regulations to permit Hotel and Motel Uses in the Retail Commercial Districts by Special Use Permits, only when issued by the Commission.

**Motion:** by, Virginia Harger to accept staff recommendation of no inter-municipal impact;  
**Second:** by David Barboza II, motion passed unanimous.

The meeting was adjourned at 5:58 p.m.

Respectfully submitted,

David Elder  
VCOG Senior Planner