

**MINUTES OF THE MEETING  
VCOG REGIONAL PLANNING COMMISSION  
Tuesday, May 23, 2006**

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

Staff Present: David Elder, VCOG Planner

The meeting was called to order by Chairman Flaherty at 5:40 p.m.

**Minutes** of the 3/28/06 regular meeting.

**Motion:** by David Barboza II to accept minutes with the correction that the existing Industrial Zone setback in the Derby Zoning regulations is 20 feet, not 20,000 feet;

**Second:** Virginia Harger; Motion passed

**Referrals:**

**City of Ansonia:** Proposed Amendment to zoning map for property known as Lincoln Hayes High School, 82 Cottage Avenue from residential District B to residential District BB-Multi-Family.

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

**Second:** Virginia Harger; Motion passed-unanimous.

**Town of Beacon Falls:** Proposed Amendments to Zoning Regulations, Section 64.5.9a; Addition of Planned Residential District (PRD).

The VCOG staff planner indicated that Beacon Falls is proposing to adopt Planned Residential District standards into their zoning regulations but that the proposed standards made no mention of design standards regarding architecture styles, exterior façade standards, or the establishment of any clear cutting standards of existing vegetation during construction. Staff planner then noted that these standards should be included in the Planned Residential Standards adoption to retain the worth of the land and structures within the proposed Planned Residential District.

**Motion:** by Cliff Strumello, to accept staff recommendation of insufficient information regarding the proposed development to conclusively determine inter-municipal impacts and to include the staff finding in the cover letter.

**Second:** Virginia Harger; Motion passed-unanimous.

**Town of Bethany:** Proposed Amendments to Zoning Regulations, Sections 1, 3, 4, 5 and 7

**Motion:** by Cliff Strumello to accept staff recommendation of no regional impact

**Second:** David Barboza II; Motion passed-unanimous.

**Town of Bethany:** Proposed 8-Lot Subdivision, submitted by Cedar Ridge Estates, located at 51 High Road

Staff planner stated he was unable to determine inter-municipal impacts due to lack of information. In order to assess inter-municipal impacts, it is important to have some idea of the aesthetic character of the proposal. Poorly constructed and cheaply designed subdivisions do decrease the value of an area and could subsequently have inter-municipal impacts. Without knowing the quality or standards to which these new homes will be built, no conclusive determination was made regarding inter-municipal impacts.

**Motion:** by Cliff Strumello to accept staff finding of insufficient information regarding the proposed subdivision to determine inter-municipal impacts;

**Second:** David Barboza II; Motion passed-unanimous

**Town of Orange:** Proposed Amendments to Zoning Regulations, Article III, Section 383-26 Permitted Uses; And Proposed Amendments to the Subdivision Regulations, Article IV, Section 382-36

**Motion:** by Cliff Strumello to accept staff finding of no regional impact;

**Second:** David Barboza II; Motion passed-unanimous

**Town of Oxford:** Proposed Amendment to Zoning Regulations, Article 3, Section 3, Non-Conforming Use.

**Motion:** by Cliff Strumello to accept staff finding of no regional impact;

**Second:** David Barboza II; Motion passed-unanimous

**Town of Stratford:** Proposed Amendments to Subdivision Regulations Chapter V, Section 8: Open Space Requirements and Chapter VIII: Subdivision Improvement Requirements, Section 1d.

VCOG staff planner discussed that Stratford already permitted a 7% fee in lieu of retaining the minimum open space requirement and that an increase to 10% would have no direct impact on the Valley Council of Government region.

**Motion:** by Cliff Strumello to accept staff finding of no regional impact;

**Second:** David Barboza II; Motion passed-unanimous

**Town of Woodbridge:** Proposed Amendment to Zoning Regulations, Section 1.4-Definitions

**Motion:** by Cliff Strumello to accept staff finding of no regional impact;

**Second:** David Barboza II; Motion passed-unanimous

Following the regular agenda, a motion was made by Chairman Flaherty to place the VCOG FY 2007 Budget, Valley Needs and Opportunities project description and most recent progress report, and the draft MPO Public Involvement Policy on the agenda for June's RPC meeting.

**Motion**: Bart Flaherty to add agenda items to next regular RPC meeting;

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

Meeting was adjourned at 6:36 p.m.

Respectfully submitted,

David Elder  
VCOG Planner