

MEETING NOTICE

REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

**Tuesday, June 24, 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 4/22/08 Regular Meeting (Enc.)
4. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from Town of Bethany:** Proposed Amendments to Bethany Zoning Regs. for Solar Energy Equipment and adding Section 5.2.B.8
Public Hearing Date: July 9, 2008
 - b) **Referral from Town of Trumbull:** Proposed Amendment to Trumbull Zoning Regs. for Setbacks in Industrial Zone I-L3 for Extended Stay Hotels
Public Hearing Date: August 20, 2008

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, June 24, 2008**

Members Present: David Barboza II, Virginia Harger, Howard Simpson (Alternate)

Members Absent: Cliff Strumello, Bart Flaherty

Staff Present: David Elder, Senior Regional Planner

Others Present: Dan Waleski

A motion was made to call the Public Hearing on the 2008 Regional Plan of Conservation and Development update open. The Public Hearing was called open promptly at 5:15 pm.

Motion: by David Barboza to open the public hearing

Second: by Ginny Harger; motion passed unanimous

A motion was made to appoint David Barboza II as Acting Chairman.

Motion: by Howard Simpson

Second: by Ginny Harger; motion passed unanimous

Acting Chairman Barboza asked if there were any persons from the public who wished to comment on the Plan.

Dan Waleski of the City of Derby thanked the Commission for the opportunity to speak and commented that the plan to be adopted looked like one of the better plans he has seen. He also stated that he was in agreement with the plan that economic development was an important priority to the region because it created jobs that would attract families and people who were interested in living in an area that they could also work and find high paying jobs. Mr. Waleski also stated that the plan was correct in identifying the environment as a priority and that perhaps a regional conservation commission would be of benefit to the region in preserving open space. Mr. Waleski also commented that the plan's attention to the transportation initiatives was also important because the Valley Region has great potential with its existing infrastructure in Route 8, the Waterbury Branch Line, and the rivers.

Acting Chairman Barboza then asked if there were any other public comments. He repeated this questions three times. Hearing none a motion was made to close the public portion of the Public Hearing.

Motion: by Virginia Harger;

Second: by Howard Simpson; motion passed unanimous

VCOG staff then stated that since the last hearing, the VCOG received comments from OPM. The comments were that the VCOG RPC should consider adding a section that referred to the progress made since the last plan and identify the existing bridge infrastructure in the region. The VCOG Staff Planner then went over the sections added to the plan that addressed these comments. Specifically, two new sections were added, one reviewing the progress made in the area of economic development, transportation, and the environment as well as an added map of the region's bridges.

The VCOG Staff Planner then said that the census figures and numbers are still from the last decennial census and that this is a shortfall of plan. The staff planner then said that an update of the figures and data should be done soon after the 2010 census is complete and the data is released.

A motion was made to close the Public Hearing.
Motion by: Virginia Harger
Second: Howard Simpson; motion passed unanimous

Discussion occurred that the plan and its revisions were satisfactory and that it should be revisited following the release of the 2010 decennial census.

A motion was made to endorse the 2008 Update of the Valley Regional Plan of Conservation and Development.
Motion by: Howard Simpson
Seconded: Virginia Harger; motion passed unanimous

A motion was made to call the regular Valley RPC meeting open at 6:00 pm
Motion by: David Barboza II
Second: Virginia Harger; motion passed unanimous

A motion was made to appoint David Barboza II as the Acting Chairman
Motion by: Howard Simpson
Second: Virginia Harger; motion passed unanimous

Motion to approve the minutes of the 4/22/2008 meeting
Motion by: Virginia Harger
Second: Howard Simpson; motion passed unanimous

Referral from the Town of Bethany: Proposed Amendments to Bethany Zoning Regs. for Solar Energy Equipment and adding Section 5.2.B. (Accessory Residential Units as special permits)

Staff Planner reviewed the proposal and explained that increasingly towns are being asked to approve permits for solar equipment. This proposed amendment would clarify the height, setbacks, and definitions of those applications.

The second amendment to the regulations involved permitting accessory dwelling units by special permit in the industrial and business districts. The amendment included requirements that limited the size of the unit to 1,000 sq. ft., that the occupant must be directly involved with the principal use, and that only one accessory unit was permitted per lot. In addition, whenever the property changed owners or uses, a new accessory use special permit must be obtained.

A motion was made to concur with the staff's finding of no negative regional impact.
Motion by: Howard Simpson
Second: Virginia Harger; motion passed unanimous

Referral from Town of Trumbull: Proposed Amendment to Trumbull Zoning Regs. for Setbacks in Industrial Zone I-L3 for Extended Stay Hotels

Staff planner reviewed the proposal and stated that we have had multiple referrals regarding extended stay hotels in this district from Trumbull over the past two years. The current proposal is to permit extended stay hotels with a height of 65', with 50' setbacks, or 100' setbacks where a residential structure is within 300'.

Discussion occurred among the RPC regarding the proposed height and use of the word "structure" instead of residential "zone."

A motion was made to approve a finding of negative regional impact.
Motion by: Virginia Harger
Second: by Howard Simpson; motion passed unanimous

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

David Elder
VCOG Senior Regional Planner