

# MEETING NOTICE

## REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS

**Tuesday, June 26, 2007  
5:15 p.m.  
at VCOG Offices  
Derby Train Station**

### AGENDA

1. Public Session
2. Minutes of 5/22/07 Regular Meeting (Enc.)
3. Election of Officers (Vice-Chairman and Secretary)
4. Referrals and Reviews: (pertinent correspondence enclosed)
  - a) **Referral from City of Ansonia:** Proposed Amendment to Ansonia Zoning Regulations, Section 270, 110 and Schedule B for Age-Restricted Housing Special Exception Town-wide  
Public Hearing Date: June 25, 2007 (held open for comments)
  - b) **Referral from Town of Orange:** Proposed Amendments to Orange Zoning Regulations, Section 383-27, Special Uses in Residential RES District;  
Add Section 383-143.3, Special Standards for Active Adult Community Age-Restricted Housing  
Public Hearing Date: July 17, 2007
  - c) **Referral from Town of Stratford:** Proposed Amendment to Zoning Regulations New Section 5.3.16, Redevelopment and/or Adaptation of an Existing Building  
Public Hearing Date: July 17, 2007

**MINUTES OF THE MEETING  
VCOG REGIONAL PLANNING COMMISSION  
Tuesday, June 26, 2007**

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

Staff Present: David Elder, VCOG Planner

Others Present: None

The meeting was called to order by Chairman Flaherty at 5:33 p.m.

**Minutes** of the 05/22/07 regular meeting.

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

**Second**: Cliff Strumello; motion passed-unanimous

**Election of Officers:**

**Nomination and Ballot Cast**: by Bart Flaherty for the appointments of Cliff Strumello as VCOG RPC Secretary and David Barboza II as VCOG RPC Vice Chairman.

Chairman Flaherty then called for any other nominations. None received.

**Nominations**: election of officers passed unanimous.

**Referrals:**

**City of Ansonia**: Proposed Amendment to Ansonia Zoning Regulations, Section 270, 110 and Schedule B for Age-Restricted Housing Special Exception Town-wide

**Motion**: by Cliff Strumello to accept staff recommendation of no inter-municipal impacts;

**Second**: David Barboza II; motion passed unanimous

**Referral from Town of Orange**: Proposed Amendments to Orange Zoning Regulations, Section 383-27, Special Uses in Residential RES District; Add Section 383-143.3, Special Standards for Active Adult Community Age-Restricted Housing

There was a brief discussion regarding the location of the proposal. There is existing traffic congestion at the location and the age of the community does not merit the assumption that residents will not be employed, and, therefore, adding traffic to the system. This will lead to further congestion at the location. The VCOG planner also read pertinent language regarding setbacks from residential zones, landscaping, open space, and density descriptions.

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

**Referral from Town of Stratford:** Proposed Amendment to Zoning Regulations  
New Section 5.3.16, Redevelopment and/or Adaptation of an Existing Building

There was a brief discussion on the proposal involving the applicability of underlying zones. The VCOG planner acknowledged that in Bulk, Lot, and Coverage Requirements, all setbacks and coverage revert back to the underlying zone without any mention of parking requirements.

**Motion:** by David Barboza II, to accept staff recommendation of no inter-municipal impacts;  
**Second:** Cliff Strumello; Motion passed unanimous.

Prior to adjournment David Elder stated that he has been contacted by representatives from CLEAR who reached out to the VCOG RPC, inviting us to act as a regional leader in land use education training for commission members of VCOG member municipalities.

**Motion:** by Bart Flaherty, directing VCOG Staff Planner to contact CLEAR representative for more details.  
**Second:** David Barboza II, Motion passed unanimous

The meeting was adjourned at 6:22 p.m.

Respectfully submitted,

David Elder  
VCOG Senior Planner