

MEETING NOTICE

REGIONAL PLANNING COMMISSION
of the
VALLEY COUNCIL OF GOVERNMENTS

Tuesday, August 22, 2006
5:15 p.m.
at VCOG Offices
Derby Train Station

AGENDA

1. Minutes of 6/27/06 Regular Meeting (Enc.)
2. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from Town of Beacon Falls:** Proposed Modification of Previously Approved PARD #3 Regulation submitted to Beacon Falls P & Z Commission;
Public Hearing Date: August 17, 2006 (hearing left open)
 - b) **Referral from City of Shelton:** Proposed Amendment to Shelton Zoning Regulations;
Section 34 – Planned Development Districts;
Public Hearing Date: September 26, 2006
 - c) **Referral from Town of Stratford:** Proposed Amendment to Stratford Zoning Regulations; Section 4.1.6.15 re: Active Adult Housing Developments;
Public Hearing Date: September 19, 2006

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, August 22, 2006**

Members Present: Cliff Strumello, David Barboza II, Virginia Harger
Alternates Present: Jason Perillo

Staff Present: David Elder, VCOG Planner

The meeting was called to order by Acting Chairman David Barboza II at 5:30 p.m.

Motion: to appoint David Barboza II as acting Chair

Second: Virginia Harger; motion passed-David Barboza II abstains

Minutes of the 6/27/06 regular meeting.

David Barboza II recognized a grammatical error and addressed the Commission with amendment.

Motion: by Cliff Strumello to accept the minutes as amended

Second: David Barboza II; Motion passed-unanimous

Referrals:

Town of Beacon Falls: Proposed Modification of Previously Approved
PARD #3 Regulation submitted to Beacon Falls P & Z Commission

VCOG staff explained that this is a slight modification to previously adopted PARD #3 proposal and would include cantilever bay windows and total allowable deck space.

Motion: by Cliff Strumello to accept staff recommendation of no negative inter-municipal impacts.

Second: Virginia Harger; Motion passed-unanimous.

City of Shelton: Proposed Amendment to Shelton Zoning Regulations;
Section 34 – Planned Development Districts

Jason Perillo gave a brief overview of the changes included in the Planned Development Districts and emphasized the two new sections that would give greater flexibility in use of Planned Development as well as increased specificity in design.

Motion: by Cliff Strumello, to accept staff recommendation of no negative inter-municipal impact.

Second: David Barboza II; Motion passed-unanimous.

Town of Stratford: Proposed Amendment to Stratford Zoning Regulations; Section 4.1.6.15 re: Active Adult Housing Developments

VCOG planner gave a brief overview of the proposed changes and made mention of the proposed FRONT, REAR, and SIDE setbacks that listed a lesser of the two districts and why the staff planner recommended using the greater of the two setbacks.

Motion: by Cliff Strumello to accept staff recommendation of no significant negative regional impact;

Second: David Barboza II; Motion passed-unanimous.

Old Business: VCOG planner read the CNVCOG referral regarding the past Oxford referral regarding the Garden Homes Management Corporation affordable housing development to the Commission. The CNVCOG's referral also cited transportation issues as a significant feature lacking in the proposed site.

Meeting was adjourned at 6:40 p.m.

Respectfully submitted,

David Elder
VCOG Planner