

# ***MEETING NOTICE***

## **REGIONAL PLANNING COMMISSION of the VALLEY COUNCIL OF GOVERNMENTS**

**Tuesday, September 25, 2007**

**5:15 p.m.**

**at VCOG Offices**

**Derby Train Station**

## **AGENDA**

1. Public Session
2. Minutes of 6/26/07 Regular Meeting (Enc.)
3. Referrals and Reviews: (pertinent correspondence enclosed)
  - a) **Referral from City of Ansonia:** Proposed Three (3) Lot Re-Subdivision, 95.5 Rear Woodbridge Avenue Ext.  
Public Hearing Date: September 24, 2007 (held open for comments)
  - b) **Referral from Town of Oxford:** Proposed Amendments to Oxford Zoning Regulations, Article 8 & Article 16, Section 5 and related Proposed Zoning Map Amendment  
Public Hearing Date: No date set
  - c) **Referral from Town of Seymour:** Proposed Amendment to Seymour Zoning Regulations, Section 5.2 and related Proposed Zoning Map Change  
Public Hearing Date: October 11, 2007
  - d) **Referral from Town of Trumbull:** Proposed Subdivision Plan submitted by Southport Holdings I, LLC  
Public Hearing Date: October 17, 2007
4. Land Use Training – Dates and Topics

**MINUTES OF THE MEETING  
VCOG REGIONAL PLANNING COMMISSION  
Tuesday, September 25, 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 5:35 p.m.

**Minutes** of the 06/26/07 regular meeting.

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

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

**Motion**: by Bart Flaherty to add the Derby referral to the regular VCOG RPC agenda.

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

**Referrals:**

**City of Ansonia:** Proposed Three (3) Lot Re-Subdivision, 95.5 Rear Woodbridge Avenue Ext.

VCOG Staff Planner reviewed the submitted proposal and also distributed a GIS map showing the location as well as the contours at a 10' interval. The topography of the site was discussed because the applicant was granted three variances to build three lots on an area that could, within the current zoning regulations, only contain two conforming lots. Staff planner elaborated that the developer is proposing to extend the utilities to the site as well as improve the existing road.

Ansonia representative continued that the developer had already received approval from the board of aldermen that once constructed, the City would take over the road regarding maintenance. The design of the improved road was also reviewed and approved by the fire marshal and is expected to improve fire truck access to the site and the existing homes on the site.

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

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

**Referral from Town of Oxford:** Proposed Amendments to Oxford Zoning Regulations, Article 8 & Article 16, Section 5 and related Proposed Zoning Map Amendment

VCOG Staff planner reviewed the submitted proposal as well as distributed a map supplied by the Oxford planning consultant. The proposals involved the creation of an overlay zone intended to promote small-scale non-residential uses such as small offices day care centers small retail

and churches along the northern areas of Route 67. The proposal includes the conversion of 75 parcels from Residential District A to Route 67 Office Professional District and 5 parcels from Commercial to Route 67 Office Professional District. Included in the proposed district are standards for required Buffers, Lighting, Landscaping, and Design Considerations.

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

**Referral from Town of Seymour:** Proposed Amendment to Seymour Zoning Regulations, Section 5.2 and related Proposed Zoning Map Change.

VCOG Staff planner reviewed the submitted proposal and explained the finding of negative regional impact. There are several reasons that this proposal was identified as having regional impact. The existing performance of State Route 34 has been decreasing due to commuter traffic throughout the Route 34 corridor towards Route 15 and continuing on to New Haven. There has also been an increase in commuting vehicular traffic on State Route 188. The proposed map change would occur in the immediate proximity of the intersection of these two roads. The traffic flow concerns in this area were one reason for the finding of regional impact.

A second related part of the proposal is to include the use of a 'private school' within the zone that is being proposed at this location. Currently, the Seymour Zoning Regulations require an applicant to submit a site plan prior to approval by the commission. Because the Seymour definition is broad, the VCOG planner identified that with such a wide range of private school-types, a special permit would be better suited to match the use of private school with the surrounding community as well as give the applicant and planning commission the opportunity to address and minimize any negative effects on the VCOG traffic network.

**Motion:** by Bart Flaherty, to accept staff recommendation of regional impact;  
**Second:** by David Barboza II; Motion passed with Cliff Strumello abstaining.

**Referral from Town of Trumbull:** Proposed Subdivision Plan submitted by Southport Holdings I, LLC

VCOG Staff planner reviewed the proposal and explained that this proposal was to alter the boundaries of the sub-division that the VCOG RPC has commented on twice already. The sub-division is located on land adjacent to, and partly within, Shelton. The current proposal would take a small portion of the Trumbull lot to be included in the lot located within Shelton. This proposal would bring the lot in the City of Shelton into conformance with their minimum required street front requirement.

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

**Referral from City of Derby:** Proposed zoning regulation amendment regarding zero degree parking space dimensions.

VCOG staff planner reviewed the proposal and explained that this proposal would provide standards for zero degree parking spaces. Included in the proposal was a requirement of a 48'' inch curb or sidewalk between the parking space and any building.

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

**Second:** David Barboza II, Motion passed unanimous

**Land Use Training:** VCOG Staff planner relayed that they have a location booked for the four seminar series presented by UCONN's CLEAR.

VCOG RPC requested that the VCOG Staff planner distribute materials including registration information and that they would distribute the information to the boards in their respective towns/cities.

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

David Elder  
VCOG Senior Planner