

MEETING NOTICE

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

**Tuesday, September 26, 2006
5:15 p.m.
at VCOG Offices
Derby Train Station**

AGENDA

1. Minutes of 8/22/06 Regular Meeting (Enc.)
2. Referrals and Reviews: (pertinent correspondence enclosed)
 - a) **Referral from City of Ansonia:** Proposed Application for 31-Lot Subdivision-Meadow View Subdivision, 64 and 78 Pulaski Hwy. Commission;
Public Hearing Date: September 18, 2006 (hearing left open)
 - b) **Referral from City of Ansonia:** Proposed Amendment to Ansonia Zoning Regulations, Section 240.1.2
Public Hearing Date: September 25, 2006 (hearing left open)
 - c) **Referral from Town of Beacon Falls:** Proposed Modification of Previously Approved PARD #3 Regulation submitted to Beacon Falls P&Z.
Public Hearing Date: No date set
 - d) **Referral from Town of Bethany:** Proposed Applications submitted by Cedar Ridge Estates for property located at 51 High Road
Public Hearing Date: No date set
 - e) **Referral from Town of Orange:** Proposed Amendment to Orange Zoning Regulations; Article VIII, Section 383-66.
Public Hearing Date: October 3, 2006
 - f) **Referral from Town of Trumbull:** Proposed Subdivision Application abutting land in Shelton;
Public Hearing Date: October 18, 2006

**MINUTES OF THE MEETING
VCOG REGIONAL PLANNING COMMISSION
Tuesday, September 26, 2006**

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

Staff Present: David Elder, VCOG Planner

Others Present: Daniel Waleski, Derby Resident

The meeting was called to order by Acting Chairman David Barboza II at 5:25 p.m.

Motion: by Cliff Strumello; To appoint David Barboza II as acting Chair.

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

Motion: by Cliff Strumello; To add two Agenda Items to the regular meeting agenda and to add a Pubic Session to the beginning of each regular meeting agenda.

Agenda Item # 3- Long Range Transportation Plan Survey

Agenda Item # 4-Public Session

Second: Virginia Harger; Motion passed-unanimous

Minutes of the 8/22/06 regular meeting.

Motion: by Cliff Strumello to accept the minutes as presented

Second: Virginia Harger; Motion passed-unanimous

Referrals:

City of Ansonia: Proposed Application for 31-Lot Subdivision- Meadow View Subdivision, 64 and 78 Pulaski Hwy

VCOG staff explained that this location is currently classified by the State's Plan of Conservation and Development as either a Neighborhood Conservation Area or Conservation Area. The proposal does not conflict with the state plan because it is within an area "*that has existing water, sewer, and transportation infrastructure to support such development*".

The identified impacts, specific to the submitted site plans, were that lots #1 and #31 appear to have driveway access onto Rt. 243, Pulaski Highway. This could create a turning movement safety issue if driveways are not wide enough for 180° turns by vehicles.

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

Second: Virginia Harger; Motion passed-unanimous.

City of Ansonia: Proposed Amendment to Ansonia Zoning Regulations, Section 240.1.2

Staff Planner, David Elder read aloud the proposed text requiring that notification be sent to all residents within 100 ft. of the proposed map area change of the hearing date and time so that those residents may have a chance to speak at the hearing.

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

Second: Virginia; Motion passed-unanimous.

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

VCOG planner gave a brief overview of the proposed changes and pointed out that increase in permitted units was 106%. Staff planner continued that the VCOG office has received complaints regarding truck traffic from the construction site of the same applicant's previously approved project in Beacon Falls regarding the hauling of earth materials down Skokorat Road through Seymour. Cliff Strumello, representative from Seymour, elaborated that the quickest and shortest path to a major route from the site is through Seymour not Beacon Falls, and that the amount of trucks and removal of earth material from the same applicant's first phase of this development resembles an excavating project, not a residential development. The staff planner added that there has been obvious deterioration to the road surfaces in Seymour caused by the traffic. The largest regional concerns are the residential neighborhoods and schools on the Seymour road that this truck traffic is creating a safety hazard on.

In addition, the 500 ft. fire hydrant proposal seems excessively far and the VCOG RPC encourages careful review of this proposal by the Beacon Falls Fire Marshal.

Discussion on this proposal between the VCOG staff and VCOG RPC members resulted in a finding of regional impact and will be indicated as such in both the staff recommendation and the VCOG RPC cover letter.

Motion: by Cliff Strumello to accept VCOG staff and VCOG RPC recommendation of regional impact;

Second: Virginia Harger; Motion passed-unanimous.

Town of Bethany: Proposed Applications submitted by Cedar Ridge Estates for property located at 51 High Road

VCOG staff gave a brief summary of the proposed new sub-division bordering the Seymour town line. Cliff Strumello explained that because of the site location's elevation and nearby water sources, increased excavating could disrupt downstream watercourses if there are not stringent sod & soil erosion preventatives.

Also discussed was the increase in truck traffic exiting the site in Bethany west towards downtown Seymour. Excavating issues have become a significant concern in Seymour due to the large amount of excavating going on in the Towns adjacent to it. It was discussed that the allowable tonnage of excavated earth materials transported through Seymour from any one site should be limited. Measures should be in place to distinguish sub-division applications from excavating projects. The staff planner offered to pursue methods other municipalities have used to address this problem.

Additionally discussed was the clearing of trees on the abutting Seymour town line. The VCOG staff planner recommended reducing clear cutting of the site on this side of the property to minimize the negative aesthetic impact on residents in Seymour, as well as for the new residents.

Motion: by Cliff Strumello to accept VCOG staff recommendation of no regional impact but to include comments regarding truck traffic and tree removal in cover letter.

Second: Virginia Harger; Motion passed-unanimous.

Town of Orange: Proposed Amendment to Orange Zoning Regulations; Article VIII, Section 383-66.

VCOG staff read aloud the proposed new **Special Use** sub-section E. permitting Indoor Recreation Facilities in the Light Industrial District #2

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

Second: by Virginia Harger, Motion passed-unanimous

Town of Trumbull: Proposed Subdivision Application abutting land in Shelton;

VCOG staff discussed the proposal and presented the submitted site plan that indicates a two lot sub-division. The VCOG RPC discussed the large wetlands enclosed on the submitted map and foresees a second re-subdivision proposal for the larger of the two lots in the near future.

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

Second: by Virginia Harger, Motion passed-unanimous.

The two added Agenda items were then added to the regular agenda.

Item # 3) the VCOG staff presented the Survey that is going to be used for collecting public opinion in the Valley region towards transportation and emphasis areas of the transportation Network. The VCOG RPC recommended putting a link to the survey in two local publications and also an electronic copy on the VCOG website.

Item # 4) Public Session-Daniel Waleski of Elm Street, Derby addressed the VCOG RPC with comments regarding several ongoing projects in the region. Mr. Waleski applauded the Derby Greenway success and relayed that he frequently sees all kinds of users and several people using wheel chairs on the trail who have expressed their enjoyment of the trail to him. He also recommended the City of Derby take the appropriate action to allow access to the trail from the gated access on Rt. 34.

Mr. Waleski also expressed concerns regarding the Derby Downtown Development Plan as presented by Stoneridge LLC. Specifically, that plans should be carefully considered by Derby and the VCOG RPC because of the size of the proposal and impact the development will have on the region and especially Derby. Also discussed was the high density of proposed units, 750 was the last number used, and he is concerned that the kind of people the development will attract may be different than the existing homogeneous group of people in the Valley region.

VCOG Staff planner advised Mr. Waleski and the VCOG RPC that the City of Derby's Mayor, Anthony Staffieri, did write a letter to the State Department of Transportation, with carbon copies (cc:) to the VCOG region's state senators and representatives, on May 8, 2006, requesting an access break line for the Derby Greenway at the exact location Mr. Waleski discussed. The City is still waiting for a response to their request.

Meeting was adjourned at 6:37 p.m.

Respectfully submitted,

David Elder
VCOG Planner