

**Greater Bridgeport Regional Planning Agency
Regular Board Meeting
June 24, 2009 - 6:30 PM
Bridgeport Regional Business Council Conference Room
10 Middle Street
Bridgeport, CT 06604**

Minutes

Members Present:

Bridgeport: Carolyn Taylor
Easton: Peter Neary, Wallace Williams, Treasurer
Fairfield: Michael Giaquinto, Jill Kelly
Monroe: None Present
Stratford: Laurie Goodsell, Secretary, Edward Ward
Trumbull: Anthony Chory, Frederick Garrity, Chairman, Guy Rocco

Members Absent:

Bridgeport: Patricia Fardy, Carmen Hatton (unexcused), Anne Pappas Phillips,
Jose Pires (unexcused)
Easton: None
Fairfield: Doug Jones
Monroe: Raymond McPadden, J. P. Sredzinski
Stratford: Laura Hoydick
Trumbull: None

Staff Present: Mark Nielsen, Executive Director
Linda Colello, Office Manager

Guests: First Selectman Thomas Herrmann, Town of Easton
Vincent Mangiacopra, Town of Monroe
Robert Santy, Connecticut Economic Resource Center
Paul Timpanelli, Bridgeport Regional Business Council
Steve Tyliszczak, City of Bridgeport

The Chairman called the meeting to order at 6:35 PM and introduced Mr. Anthony Chory. Mr. Chory is a new member representing the Town of Trumbull.

I. Comprehensive Economic Development Strategy

Mr. Robert Santy, President and CEO, Connecticut Economic Resource Center (CERC) presented the One Coast, One Future CEDS Strategy Plan. Following the presentation, Mr. Paul Timpanelli, President and CEO, Bridgeport Regional Business Council opened the discussion period.

II. Approval of Meeting Minutes

1. May 19, 2009 Executive Committee Meeting

By motion made by Mrs. Goodsell, seconded by Mr. Williams, the Agency voted to approve the minutes of the May 19, 2009 Executive Committee Meeting.

The motion carried.

2. May 19, 2009 Regular Board Meeting

By motion made by Mr. Williams, seconded by Mrs. Goodsell, the Agency voted to approve the minutes of the May 19, 2009 Regular Board Meeting.

The motion carried.

III. Communications and Announcements

1. Financial Report

Mr. Nielsen presented the Financial Statements for the period July 1, 2008 through May 31, 2009.

By motion made by Mr. Williams, seconded by Mrs. Taylor, the Agency voted to approve the Financial Statements.

The motion carried.

2. Proposal for Agency Auditor

Mr. Nielsen informed members that the Agency published a Request For Proposal on the Connecticut Post to solicit bids from Certified Public Accountants to perform the Agency's audit for fiscal year 2008-09. The Agency received telephone calls from five interested firms; however, only one proposal was received.

By motion made by Mr. Giaquinto, seconded by Mrs. Kelly, Mr. David P. Zuber, CPA was selected to perform the FY2008-09 Agency audit.

The motion carried.

3. Update of Interviews for Transportation Planner

Mr. Nielsen informed members that the interview process for the Transportation Planner has begun. Seven candidates were interviewed; three will be recalled for a second interview and supply writing samples.

4. Status of Regional Performance Incentive (RPI) Grant

Mr. Nielsen updated members on the status of the Regional Performance Incentive Program with a tentative list of equipment to be obtained for the program.

5. Status of Progress of Agency Planning Studies

Mr. Nielsen presented the Summary and Progress Report of the Agency's Transportation Planning Program. A discussion period followed.

IV. Proposed Budget for FY 2010

Mr. Nielsen presented the Proposed Agency Budget for FY2010. The Chairman suggested the Equipment and Computer line item will be increased to \$15,000 from \$5,000. This increase was based on the need to purchase new computers for staff and a back-up system to prevent any loss of Agency data.

By motion made by Mrs. Taylor, seconded by Mrs. Kelly, the Agency voted to approve the Proposed Budget for FY 2010 with the inclusion of an additional \$10,000 for the Equipment and Computer line item.

The motion carried.

V. Regional Referrals

1. Stratford #140
Proposed Zoning Regulation Amendment - Section 3.14

By motion by Mrs. Goodsell, seconded by Mrs. Kelly, the Board felt that the proposed text change is relatively minor, however they did not support the proposed zoning regulation amendment. The regulations as currently written prohibit any new construction that increases impervious surfaces within 50 feet of any water body, water course, wetland or coastal resource. This prohibition ensures protection of these sensitive features and is clearly stated. The proposed change would make it less clear when the prohibitions would apply. The Inland-Wetlands and Watercourses Commission reviews proposed subdivision only when wetlands are present on the site; the regulations do not specify a review when the property involves a watercourse, water body or coastal resource. Until the regulations that govern reviews by the Inland-Wetlands and Watercourses Commission are clarified to include watercourses, water bodies and coastal resources, it is prudent of the town to maintain the current regulations that prohibit increases in impervious surfaces and allow oversight by the Zoning Commission.

The motion carried.

2. Trumbull #179
Proposed Zoning Regulation Amendments
Article II, Section 6 - Adaptive Reuse Regulations

By motion made by Mrs. Kelly, seconded by Mr. Giaquinto, the Agency felt that the intent of the proposed regulation is to foster renovation and reuse of older structures and provide an alternative to their demolition. However it was the consensus of the Board not to support the proposed amendment.

The Board voiced concern that these regulations would be applicable to any area of town, as long as the property met the non-conforming use or historic significance conditions. The effect could be the location of non-residential use in an inappropriate area, resulting in incompatible uses located next to each other as well as traffic concerns. It was suggested that the Planning and Zoning Commission should consider restricting the applicability of the proposed regulations along specific roadways such as state highways or other arterial streets.

The regulations as proposed require a "to be created" Historic Review Committee/Demolition Review Committee to determine the historic significance of the subject property. The Board expressed concern that the adaptive reuse regulation was being considered without a companion regulation to create the review committee. The concern is that the regulation could be adopted but the review committee is not formed. The Commission should include regulations to form this committee in the proposal for the adaptive reuse regulations.

It was also the consensus of the Board to allow the Zoning Board of Appeals to make the decision on the appropriateness of allowing the adaptive reuse of a property as opposed to codifying the right in the zoning regulations.

The motion carried.

3. Trumbull #180
Proposed Zoning Regulation Amendments
Article VIII - Uses Prohibited in All Zones

By motion made by Mrs. Kelly, seconded by Mr. Chory, the Board voted not to support the proposed zoning regulation amendments as written. The principal concern of the Board was that the proposed text change would allow residents to keep chickens as a right and that there would be no oversight or conditions on this practice. Because it would be allowed as a right, neighbors would not have an opportunity to voice their concerns or opposition to a request. The Board suggested that the

keeping of chickens should be allowed as a special use or exception and only after the adjoining neighbors had a chance to comment on the request. The Board also recommended that the regulations should stipulate a minimum lot size. On larger lots, the coop or enclosure could be located so as not to impact a neighbor, while on smaller lots, it would be difficult to site the enclosure be maintained, they do not indicate how this stipulation would be verified nor do they indicate who would be responsible for enforcement.

The motion carried.

4. Trumbull #181
Proposed Zoning Regulation Amendments
Article II - Permitted uses in Design District

By motion made by Mr. Giaquinto, seconded by Mrs. Goodsell, the Board voted to support the proposed amendment as written. The Board felt the addition of this professional use was reasonable and consistent with other allowable uses in the Design District. In addition, the new definition of a Veterinary Outpatient Clinic further limits the potential impacts in the Design Districts and ensures the use will be compatible with adjacent properties.

The motion carried.

5. Newtown #145
Proposed Zoning Regulation Amendment
Article IV, Section 4.04 - Accessory Uses in Business Zones

By motion made by Mr. Giaquinto, seconded by Mr. Williams, the Board voted to support the proposed zoning regulations amendment with the following suggestions:

1. Add definitions for "drive through window" and "pneumatic delivery station" in Article 1, Section 2;
2. Develop conditions or standards for drive through windows such as location of these features, approach lanes, separation from parking areas, by-pass lane, queue length and hours of operation. The conditions would limit possible conflicts within the site between pedestrians and vehicles and between vehicles, as well as control access, ingress and egress from the site; and
4. Consider other possible business uses that may want to install drive through windows.

The motion carried.

6. Westport #267
Proposed Zoning Regulation Amendments - Section 32.12 require 20% affordable units
Test Amendment #597/P&Z Application #09-061

By motion made by Mr. Chory, seconded by Mr. Giaquinto, the Board supported the proposed amendment. The Board determined that the proposal is consistent with the town's plan of conservation and development and recognizes the town's effort to diverse housing opportunities and types and promote housing affordability.

The motion carried.

VI. Other Business

Discussion: American Recovery and Reinvestment Act

Mr. Nielsen updated members on the status of the stimulus projects. Mr. Neary suggested the Agency host a seminar with the Region's CEOs to discuss the stimulus projects.

Comprehensive Economic Development Strategy (CEDS)

By motion made by Mr. Rocco, seconded by Mr. Giaquinto, the Board endorsed the "One Coast, One Future CEDS Strategy" as presented by Mr. Santy.

The motion carried.

Update of GBRPA Personnel Policy and Practices

Mr. Garrity urged members of the GBRPA Personnel Policy and Practices Revision Committee to begin the review process. Mr. Neary suggested hiring a consultant to review the document and offer recommendations. The Board agreed to consider his suggestion.

By motion made by Mr. Giaquinto, seconded by Mr. Williams, the meeting adjourned at 8:50 PM.

Respectfully submitted,

Laurie Goodsell, Secretary