AGENDA

1. Administration

1.1. Minutes of the August 9, 2018 RPC Meeting

2. Action Items


3. Other Business

3.1. RPC Annual Dinner Discussion
MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, August 9, 2018 Meeting

Present: David White, Jeffrey Kohan, Sal Brancati, Charles Andres, James Giulietti, Jim Quish, Matthew Yorzinski, Ernest Pagan, Eugene Livshits

1 Administration

1.1 Minutes of the July 12, 2018 RPC meeting.

The July 12, 2018 meeting were corrected to reflect Jim Quish as present (corrected version presented at the meeting)

Motion to accept the minutes as presented: Sal Brancati. Second: Jim Quish. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of East Haven: Plan of Conservation and Development Update

By resolution, the RPC has determined that the Plan of Conservation and Development for the Town of East Haven appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.


2.2 City of Derby: Proposed Zoning Regulation Amendment to Section 195-16(A) to create a Derby Development District (DDD)

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.


3 Other Business

Motion to Adjourn: Matthew Yorzinski. Second: Charles Andres. Vote: Unanimous.
Referral 2.1: Town of Bethany

Subject:

Proposed Amendment to the Plan of Conservation and Development

Staff Recommendation:

The amendment to the Plan of Conservation and Development for the Town of Bethany appears to be consistent with the policies and goals identified in both the State and Regional Plans of Conservation and Development.

Background:

The Town of Bethany has submitted a proposed amendment to the Plan of Conservation and Development (POCD). The amendment creates a Bethany Center Village District, noting that this district would build the economic vitality of Bethany while preserving community character. Bethany’s 2010 POCD states that the Town should “consider using CGS 8-2j to establish Village Districts in acceptable areas of Town where small scare mixed use development would be appropriate.” The amendment also notes consistency with the Connecticut Conservation and Development Policies Plan.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.
September 14, 2018

South Central Regional Council of Governments
127 Washington Avenue
4th Floor West
North Haven, CT 06473-1715
Camento@scrcog.org

Attention: Mr. Carl J. Amento, Executive Director

Dear Mr. Amento:

Pursuant to Section 8-3.b. of the Connecticut General Statutes, this letter is to serve as notification that the Bethany Planning and Zoning Commission will hold a public hearing in the Commission Meeting Room of the Bethany Town Hall, 40 Peck Road on Wednesday, November 7, 2018, beginning at 7:15 p.m. pertaining to the proposed amendment to the Town of Bethany Plan of Conservation and Development – Bethany Center Village District, which is attached.

Comments on the proposed draft amendment are welcome to be made at the public hearing or submitted in writing for receipt into the public hearing record.

Respectfully submitted,

Antonia R. Marek, Clerk
For the Planning and Zoning Commission

cc: E. Livshits, Sr. Regional Planner

Attachment
DRAFT

2018 Amendment to POCD

Bethany Center Village District

It is the intent of this amendment to the 2010 Bethany POCD to supplement and complement Section 5: Economic and Fiscal Development of the existing POCD. It has become increasingly apparent that Bethany needs to consider the potential for creation of a Village District which is compatible with other development in Bethany, but which would be capable of providing goods services and activities which would complement existing such facilities and even provide other desirable development in a location which is acceptable and which would be beneficial to many of the residents of Town.

It is important to know that the Commission has carefully considered the potential for impacts, both positive and negative, associated with a Village District type development. These impacts include the following:

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<thead>
<tr>
<th>Potential positive impacts:</th>
<th>Potential negative impacts:</th>
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<tbody>
<tr>
<td>Economic Development</td>
<td>Traffic congestion</td>
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<td>Fiscal Impact</td>
<td>Environmental concerns</td>
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<td>Creation of desirable character</td>
<td>Rural character loss</td>
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<td>Sustainability increase</td>
<td>Impact on services</td>
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<tr>
<td>Resilience increase</td>
<td>Maintenance issues</td>
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<td>Other</td>
<td>Other</td>
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The Conservation and Development Policies Plan for Connecticut states with regards to rural lands encourages “development in Rural Community Centers Lands of a form, density and location compatible with the carrying capacity of the natural environment and which avoids the need for large scale and costly urban infrastructure for water supply, waste disposal and transportation.”

Against this clear backdrop the Commission also considered the appropriate location, density and design of Village Center or Village District type development that could complement existing development with an eye toward improving the design and sustainability of new development, with clear awareness of potentially unacceptable impacts as well.

The Commission strongly believes this balance can be achieved if a carefully crafted Village District Zoning Regulation is adopted and implemented with proper design, density and location considered.
The 2010 POCD specifically states that the Town should “Consider using CGS 8-2j to establish Village Districts in acceptable areas of Town where small scale mixed use development would be appropriate.”

In order to carefully implement this development measure and recommendation, the Commission should consider adopting a Village District Zoning Regulation which is crafted in such a way as to provide incentives for development, but which also provides a process which is transparent and which provides enough protection to the Community to prevent unwanted development which is clearly not compatible with the generally desired character of the Town. It is important for the Town residents and the Commission to keep in mind and balance the following items:

- Preserving community character, and
- Building and sustaining the economic vitality of Bethany, and creating a more resilient Community.

While these goals may appear to aim in different directions, they are not incompatible. With a commitment to a coordinated and balanced planning and management approach, both themes can be made to work together to enhance the overall quality of life in Bethany. Consequently, ‘balance’ is the paramount theme of this section and in fact all sections of the POCD. This amendment is reflective of modern and evolving thought which endeavors to integrate balance in all aspects of the POCD. Applying this evolving thinking to blend together competing interests and limitations is the challenge of good forward thinking planning so that every implementation of any part of this POCD should look for and consider the potential balancing elements within the POCD and the resultant zoning regulations which are then adopted to help implement the Plan.

Bethany has a unique physical and social character. While the physical elements of a Town’s character are often the main focus of a Plan of Conservation and Development, the Town is also proud of its social character which consists of many styles, personalities and tastes, all of which contribute to its independent, rural, small-town character. Preserving and enhancing both types of character is important to this plan and the Town’s residents.

Economic growth and development is fundamental to our community’s future and quality of life. Business development of a suitable size, type and in suitable locations must happen in a manner that enhances the character of the community and reinforces strong property values and creates a more sustainable and even resilient community.

It is important that the community strives to provide and maintain necessary, functional, and attractive community facilities and services to meet the needs of residents and ensure our town continues as a desirable place to live while increasing the potential number of places to work.
KEYS:

Essential characteristics of a Village District implementation effort include the following:

1. Continue to implement the adopted/amended POCD
2. Preserve, conserve and enhance rural character
3. Encourage and help build a sense of Community
4. Provide for uniqueness and diversity
5. Minimize to the extent feasible, impacts to nearby properties for items such as stormwater, lighting and noise impacts.

At the same time the Village District development should:

A. Increase the ratio of business to residential tax base from ____% to ____% to ____% to ____%.

B. Encourage development that will enhance the community in all aspects.

C. Encourage infill development so as to develop existing commercial areas at the optimum site density in keeping with the land’s capacity.

D. Encourage development that will help build on and improve the existing economic development strategy of the Town of Bethany.

E. Consider a variety of ways in which to incentivize appropriate economic development.

Some examples of small rural village centers follow: