



NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

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October 26, 2023

MEMORANDUM: 10262023- NVCOG Retroactive Report: November 29, 2022 – March 30, 2023

To: Naugatuck Valley Council of Governments Regional Planning Commission

From: Emely Ricci, Community Planner, Naugatuck Valley Council of Governments

Subject: NVCOG Retroactive Referral Report: November 29, 2022 – March 30, 2023

This report is a retroactive referral report for use on the NVCOG website.

NVCOG Reference Number	Municipality	Date Rec'd	Type	Adjacent Munis	Regionally Significant	Description of Referral
MIDD-45-120822-Z	Middlebury	12/8/2022	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	JSD Partners is proposing text amendments to the Town of Middlebury Zoning Regulations to add Distribution Facilities to Section 9.1 Definitions, to add Distribution Facilities to Section 42.1 Permitted Uses, and renumber accordingly, and to revise Section 42.2.4, Height of Buildings
STBY-46-121622-POCD	Southbury	12/16/2022	POCD	Newtown, Oxford, Middlebury, Woodbury, Roxbury, Bridgewater	Referral commented on the Southbury POCD and suggested the inclusion of more affordable housing information.	Town of Southbury draft Plan of Conservation and Development



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BEAC-47-121922-Z	Beacon Falls	12/19/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls is proposing a text amendment to the Beacon Falls Zoning Regulations to add an ADA Notice to Section 3.4.
DERB-48-122222-Z	Derby	12/22/2022	Z	Orange, Woodbridge, Ansonia, Seymour, Shelton	No	The City of Derby Planning and Zoning Commission is proposing a Zoning Text Amendment to the Derby Zoning Regulations at §195-138.A concerning administration and enforcement of zoning regulations.
NEWT-49-010423-Z	Newtown	1/4/2023	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown is considering a text amendment to the Newtown Zoning Regulations proposed by Highway 202, LLC. Application 23.01 proposes to delete the definition of Cannabis Establishment in Article 1, Section 2 Interpretations and Definitions, and to add Cannabis, Cultivator, Dispensary, Facility, Cannabis Food and Beverage Manufacturer, Hybrid Retailer, Micro-Cultivator, Person, Cannabis Product Manufacturer, Cannabis Product Packager and Cannabis Retailer to Article 1, Section 2, Interpretations and Definitions, to amend §1.06.1400 and to add dispensary facility, hybrid retailer, and cannabis retailer as a special use in the M-1 district, as described in documents submitted to the Land Use Agency dated received January 3, 2023.



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ROXB-50-010523-Z	Roxbury	1/5/2023	Z	Southbury, Woodbury, Washington, New Milford, Bridgewater	No	The Roxbury Zoning Commission is proposing a rewrite of the Town of Roxbury Zoning Regulations regarding Section 1.3. Purpose.
TRUM-51-011123-Z	Trumbull	1/11/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	The Town of Trumbull Planning and Zoning Department is proposing a revision to Article XVII: Moratorium on Multi-Family Residential Rental Housing, to extend the moratorium for another year (Planning and Zoning File #23-03).
SEYM-52-011223-Z	Seymour	1/12/2023	Z	Derby, Ansonia, Woodbridge, Bethany, Beacon Falls, Oxford, Shelton	No	The Planning and Zoning Commission of the Town of Seymour has received an application from Monroe Operations LLC and Health Real Estate Holdings LLC to amend the Zoning Regulations Section 4.0 Definitions and Section 5.2 Table of Permitted Uses (Community Mental Health Residential Living Center), involving the RC-3 Zoning Districting, with a "VS" designation, allowed after a Site Plan approval from either the ZEO or the Planning and Zoning Commission(depending on the size of building).
WALL-53-011323-Z	Wallingford	1/13/2023	Z	North Haven, North Branford, Durham, Middlefield, Meriden, Cheshire, Hamden	No	The Wallingford Planning and Zoning Commission is proposing §6.35 Moratorium on Warehousing throughout the Town of Wallingford



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ORAN-54-011923-Z	Orange	1/19/2023	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange Planning & Zoning Commission is proposing an amendment to the Town of Orange Zoning Regulations to amend Section 383-19 (A)5 to limit the number of cannabis establishments.
MIDD-55-012323-Z	Middlebury	1/23/2023	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	The Town of Middlebury has received an application from 1365, LLC to rezone 4.1 acres located at 1321 West Street from existing R-40 to CA-40 to utilize with adjacent commercial property owned by applicant.
PROS-56-012623-Z	Prospect	1/26/2023	Z	Bethany, Cheshire, Waterbury, Naugatuck	No	The Town of Prospect is proposing text amendments to the Prospect Zoning Regulations concerning firing ranges. Sections of the Zoning Regulations to be amended are: Article 2 General Provisions, Section 2.2 Definitions, Article 4 Supplementary Regulations; Section 4.20 Commercial Outdoor Recreation, Section 4.20.3 Commercial Outdoor Recreation and Recreation Uses Special Standards (iii) and (iv); and Article 4 Supplementary Regulations, Section 4.20 Commercial Outdoor Recreation, deletion of Section 4.20.3 Commercial Outdoor Recreation and Recreation Uses Special Standards (iii) and (iv)



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WTBY-57-013123-Z	Waterbury	1/31/2023	Z	Naugatuck, Prospect, Cheshire, Wolcott, Plymouth, Thomaston, Watertown, Middlebury	No	155 Connecticut, LLC is proposing an amendment to the City of Waterbury Zoning Regulations to create a new "CA-IL" Commercial Industrial Overly district and related standards. A map change is being sought concurrently.
BRIS-58-020223-Z	Bristol	2/02/2023	Z	Southington, Plainville, Farmington, Burlington, Plymouth, Wolcott	No	Bristol Application #2465. The City of Bristol has received a proposed Zoning Regulation amendment initiated by Attorney Timothy W. Furey, applicant. The proposed amendment would (1) add a definition for Housing for the Elderly, (2) separate Housing for the Elderly from Congregate Housing and Life Care Facilities, (3) add specific language that addresses Housing for the Elderly as an adaptive reuse of existing structures and (4) add provisions for construction of new Housing for the Elderly in the R-10, R-15, R-25 & R-40 (Single-Family Residential) zones.
WTTN-59-020923-Z	Watertown	2/09/2023	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	The Watertown Planning and Zoning Commission is proposing new Planned Development District zoning standards.



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NEWT-60-021523-Z	Newtown	2/15/2023	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Newtown Planning and Zoning Commission has received an application from Newtown Children’s Museum dba Everwonder Children’s Museum for a text amendment to §4.01.217 of the Newtown Zoning Regulations to allow public museums on lots with a minimum of 1 acre . Application 23.03.
PLAI-70-021723-Z	Plainville	2/21/2023	Z	Southington, New Britain, Farmington, Bristol	No	The Town of Plainville has received an application from Fahey & Landolina, Attorneys LLC, as applicant/agent, for a zoning regulation change to the Plainville Zoning Regulations to provide a definition for car wash facilities and to make car wash facilities a permitted use in certain zones with site plan approval and special exception approval for drive-throughs. Relevant parts of the Plainville Zoning Regulations are Sec 9.02; Art. 2 – Sec 2.02-12.
PLAI-71-021723-Z	Plainville	2/17/2023	Z	Southington, New Britain, Farmington, Bristol	No	The Town of Plainville is proposing a Zoning Regulation Change to the Town of Plainville Zoning Regulations. The proposal would revise the definition and regulating language regarding Drive Through Restaurants to include more uses than restaurants alone. Add and clarify standards.



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CHES-72-022123-Z	Cheshire	2/21/2023	Z	Hamden, Wallingford, Meriden, Southington, Wolcott, Waterbury, Prospect, Bethany	No	The Town of Cheshire Planning and Zoning Commission is proposing a zone text change to the Cheshire Zoning Regulations at Section 30.5 to change the approval process of accessory apartments from special permits to administrative zoning permits.
ORAN-73-030623-Z	Orange	3/06/2023	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange Planning & Zoning Commission has received an application from OSJ of Orange Post, LLC to amend Section 383-121 C of the Orange Zoning Regulations to permit additional outdoor display and storage outside retail stores in the C-1 and C-2 zones.
NEWT-74-030723-Z	Newtown	3/07/2023	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown Planning and Zoning Commission has received an application from Teton Capital Company, LLC for a text amendment to §6.08 (Accessory Uses) and §7.05.100 (Eligibility) of the Newtown Zoning Regulations. Town of Newtown application number 23.05.
FARM-75-030823-S	Farmington	3/08/2023	S	Plainville, New Britain, Newington, West Hartford, Avon, Burlington, Bristol	No	The Farmington Planning and Zoning Commission has received a submission from Carrier Group Inc. for a proposed subdivision and a special permit for a cluster subdivision for property known as 8518 Morea Road, along the Farmington/Bristol town line.



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TRUM-76-030923-Z	Trumbull	3/09/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	Response was not sent	The Town of Trumbull Planning & Zoning Department is proposing a text amendment to revise the Trumbull Zoning Regulations at Article 1: General, Section 1: Purposes, and Section 2: Classes of Zones.
TRUM-77-030923-Z	Trumbull	3/09/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	Response was not sent	The Town of Trumbull Planning & Zoning Department is proposing text amendments to revise the Trumbull Zoning Regulations at Article 1: General, Section 3: Definitions
TRUM-78-030923-Z	Trumbull	3/09/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	Response was not sent	The Town of Trumbull Planning & Zoning Department is proposing text amendments to revise the Trumbull Zoning Regulations at Article 1: General, Section 4: Nonconforming Lots, Uses, Buildings and/or Structures
TRUM-79-030923-Z	Trumbull	3/09/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	Response was not sent	The Town of Trumbull Planning & Zoning Department is proposing a text amendment to revise the Trumbull Zoning Regulations at Article 1: General, Section 5: Applicable to all zones.



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WTBY-80-031623-Z	Waterbury	3/16/2023	Z	Naugatuck, Prospect, Cheshire, Wolcott, Plymouth, Thomaston, Watertown, Middlebury	No	The City of Waterbury Zoning Commission is proposing revisions to the Waterbury Zoning Regulations concerning cannabis. (PL 2023-0086.)
NEWT-81-032223-Z	Newtown	3/22/2023	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown Planning and Zoning Commission is proposing a text amendment to the Newtown Zoning Regulations to §1.02, §4.03, §5.02, §5.03, §5.04, §5.05, §5.06, and §5.08 to define Warehouse & Distribution Centers, to modify Warehouse & Distribution Center uses, and add additional setbacks to lots adjacent to a residential zone or single family dwelling. (Application 23.10).