



# NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 • 203-757-0535 • 203-735-8688 • nvcogct.gov

September 25, 2023

**MEMORANDUM:** 09252023 – NVCOG Referral Report: May 31, 2023 – September 25, 2023

**To:** NVCOG Regional Planning Commissioners

**From:** Savannah-Nicole Villalba, AICP, AZT, Community Planning Director, Naugatuck Valley Council of Governments

**Subject:** NVCOG Referral Report: May 31, 2023 – September 25, 2023

NVCOG Reference Number	Municipality	Date Rec'd	Type	Adjacent Munis	Regionally Significant	Description of Referral
BRIS-91-053123-Z	Bristol	5/31/2023	Z	Southington, Plainville, Farmington, Burlington, Plymouth, Wolcott	No	Application #2470. Attorney James Ziogas is proposing an amendment to the City of Bristol Zoning Regulations to (1) add a definition for specialty food and beverage manufacturers and (2) add specialty food and beverage manufacturer as a Site Plan use in the BG (General Business) zone.
MIDD-92-060723-Z	Middlebury	6/7/2023	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	The Middlebury Small Town Alliance is proposing a text amendment to the Town of Middlebury Zoning Regulations for the purpose of establishing a one-year moratorium on all distribution facilities (currently not recognized by regulation) and all warehouse uses in excess of 100,000 square feet GFA within the jurisdictional limits of Middlebury.
TRUM-93-061523-Z	Trumbull	6/15/2023	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	<i>Response was not sent.</i>	The Town of Trumbull Planning and Zoning Commission is proposing text amendments to the Town of Trumbull Zoning Regulations to revise Article I: General, Section 4.2.4: Abandonment of Nonconforming Use by Nonuse File #23-16, and also to revise Article II: Use Regulations, Section 1.1.2: Permitted Accessory Uses File #23-17.



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ANSO-94-062223-Z	Ansonia	6/22/2023	Z	Derby, Seymour, Woodbridge	No	The City of Ansonia Planning and Zoning Commission is proposing a text amendment to the Ansonia Zoning Regulations to permit the keeping of hens as a permitted use of right in all residential zoning districts.
NAUG-95-062223-Z	Naugatuck	6/22/2023	Z	Beacon Falls, Bethany, Prospect, Waterbury, Middlebury, Oxford	No	589 Investments, LLC is proposing a Zone Boundary Change to property in the Borough of Naugatuck known as 912 New Haven Road. The property is currently a split zone: B-4 and the New Haven Road Design District. The applicant is proposing to change the entire property to the New Haven Road Design District.
NAUG-96-062223-Z	Naugatuck	6/22/2023	Z	Beacon Falls, Bethany, Prospect, Waterbury, Middlebury, Oxford	No	The Borough of Naugatuck Land Use Office has received a request from the Connecticut Department of Energy & Environmental Protection to remove any reference to Forestry activity in the Naugatuck Zoning Regulations in order to comply with the Connecticut Forest Practices Act (FPA).
MIDD-97-062723-Z	Middlebury	6/27/2023	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	Timex Group USA, Inc., Route 188, LLC, and Stacey Drubner, Trustee, through their applicant, Edward G Fitzpatrick, are proposing a text amendment to the Town of Middlebury Zoning Regulations to modify the maximum height of buildings in the LI-80 zone
MONR-01-070623-Z	Monroe	7/6/2023	Z	Trumbull, Shelton, Oxford, Newtown, Easton	<i>Referral submitted same day as PH.</i>	The Town of Monroe Planning and Zoning Commission is proposing text amendments to the Monroe Zoning Regulations as follows: Section 6.4: Excavation and Filling: Section 6.4.9 Conditions of Excavation and/or Filling or Grading Operation: Elimination of Paragraphs B through E and Portion of P and Elimination of Section 6.4.23: Waiver.



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ORAN-02-071323-Z	Orange	7/13/2023	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange Planning and Zoning Commission is proposing a Zoning regulation amendment concerning outdoor storage/display.
TRUM-03-080723-Z	Trumbull	8/7/2023	Z	Bridgeport, Shelton, Easton, Fairfield, Monroe, Stratford	No	The Town of Trumbull proposes Text Amendments to Article VIII: Uses Prohibited in All Zones, Article IX: Topsoil, Sand, Gravel or Other Natural Resources and Article X: Sediment and Erosion Control Regulations.
SGTG-04-081023-Z	Southington	8/10/2023	Z	Cheshire, Meriden, Berlin, New Britain, Plainville, Bristol, Wolcott	No	Proposed revisions to the Town of Southington Zoning Regulations for a comprehensive reorganization of the Southington Zoning Regulations to enhance user-friendliness, improve consistency with state and federal law, and incorporate recommendations of the Plan of Conservation and Development.
MONR-05-082123-Z	Monroe	8/21/2023	Z	Trumbull, Shelton, Oxford, Newtown, Easton	No	Miscellaneous text amendments: Sec. 3.1.3 (C)(9) Parking/Storage of RV's and Boats; Sec. 2.2 Para. 2.21 General Zoning Terms; Sec. 5.5.2 (C) Main Street Design District; Zoning regulation amendment concerning outdoor storage/display; Sec. 8.2.3 (Q) Multi-Family developments within the MDD.
ORAN-06-082923-Z	Orange	8/29/2023	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	Petition to amend the Zoning Regulations - submitted by 79 BPR Orange, LLC to amend Article VI of the Orange Zoning Regulations to allow for Car Washes in the Commercial C-2 District.



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MIDD-07-082923-Z	Middlebury	8/29/2023	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	Text Amendment referral from the Town of Middlebury – Zone Change to allow a greater height in the LI-20 maximum height from 35 feet to 44 feet, in keeping with current industrial height and spacing requirements.
CHES-08-083023-Z	Cheshire	8/30/2023	Z	Hamden, Wallingford, Meriden, Southington, Wolcott, Waterbury, Prospect, Bethany	No	Petition for a Zone Text Change: Additional standards for drive-through facilities in Sec. 30.40b. Deletion of temporary and limited moratorium Sec. 31.5. Deletion of uses in C2 and C3 zoning districts in Sec. 30.42 and 44, deletion of uses in Sec. 30.45 and 64A for C3 zones.
WASH-08-083123-Z	Washington	8/31/2023	Z	Roxbury, Woodbury, Bethlehem, Morris, Litchfield, Warren, Kent, New Milford	No	Proposed revision to the Washington Zoning Regulations - Removal of Section 12.5.2 under Accessory Structures
NEWT-10-091123-Z	Newtown	9/11/2023	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	Text Amendment referral from the Town of Newtown to define Farming, Ag-tivities/Agro-tourism and Non-Agricultural-Related Use and to define their uses in Farming and Residential Zones
WALL-11-091223-Z	Wallingford	9/12/2023	Z	North Haven, North Branford, Durham, Middlefield, Meriden, Cheshire, Hamden	No	Amend Zoning Regulations specific to Warehousing in certain districts



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TRUM-12-091423-Z	Trumbull	9/14/2023 via Certified Mail	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	Proposed Text Amendments to Article 1: Section 3 Definitions, Article II: Section 3.1 Commercial Zone B-C and Section 3.4 Mixed-Use Design District