



# NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

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October 27, 2023

**MEMORANDUM:** 10272023- NVCOG Retroactive Report: April 1, 2022 – October 3, 2022

**To:** Naugatuck Valley Council of Governments Regional Planning Commission

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

**Subject:** NVCOG Retroactive Referral Report: April 1, 2022 – October 3, 2022

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

NVCOG Number	Reference	Municipality	Date Rec'd	Type	Adjacent Munis	Regionally Significant	Description of Referral
SEYM-181-041922-Z		Seymour	4/19/2022	Z	Derby, Ansonia, Woodbridge, Bethany, Beacon Falls, Oxford, Shelton	No	2022 Proposed Draft Zoning Regulations for the Town of Seymour.
HARW-182-042022-Z		Harwinton	4/20/2022	Z	Plymouth, Burlington, New Hartford, Torrington, Litchfield, Thomaston	No	The Harwinton Zoning Commission is in receipt of an application to amend the Zoning Regulations dated December 3, 2021 to include in Section 2.3 Definitions the words “Farm Brewery” and “Farm” and to also add a Special Permit Use to Section 9 to allow for Farm Breweries.



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NEWT-183-042022-Z	Newtown	4/20/2022	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	DaSilva Holdings, LLC is requesting a text amendment to the Zoning Regulations of the Town of Newtown for a new Special Design District (SDD13) located at 45 South Main Street, so as to permit a larger percentage of the residential/commercial building to be used for residential space.
HARW-184-042622-Z	Harwinton	4/26/2022	Z	Plymouth, Burlington, New Hartford, Torrington, Litchfield, Thomaston	No	The Town of Harwinton Zoning Commission is considering implementing Zoning Regulations in connection with Public Act 21-1, Cannabis Establishment Uses. The Zoning Commission will be deciding on whether to prohibit or allow such establishments and a vote by the Commission will take place at the close of the public hearing.
WTBY-185-042922-Z	Waterbury	4/29/2022	Z	Naugatuck, Prospect, Cheshire, Wolcott, Plymouth, Thomaston, Watertown, Middlebury	No	The Waterbury Zoning Commission is proposing an amendment to extend an existing limited and temporary moratorium on Cannabis Establishments in the City of Waterbury until February 9, 2023.



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STGT-186-050222-Z	Southington	5/2/2022	Z	Cheshire, Meriden, Berlin, New Britain, Plainville, Bristol, Wolcott	No	William Della Vecchia is proposing the revision of certain I-1 zone text regulations to the Town of Southington Zoning Regulations at Sections 2, 5 and 7A.
THOM-187-050422-Z	Thomaston	5/4/2022	Z	Waterbury, Plymouth, Harwinton, Litchfield, Morris, Watertown	No	The Thomaston Planning & Zoning Commission is proposing a zoning text amendment for a three-month extension to moratorium on cannabis establishments – from June 2, 2022 to September 2, 2022.
ORAN-188-050922-Z	Orange	5/9/2022	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange Planning and Zoning Commission is proposing to amend Articles XIII and XIV of the Orange Zoning Regulations to conform to PA 21-2, Section 182. (Amendment pertains to outdoor dining and seating.)
NEWT-189-050922-Z	Newtown	5/9/2022	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown Planning & Zoning Commission is considering Application 22.16 by Newtown Industries, LLC, for a text amendment to §3.03.400 of the Newtown Zoning Regulations to modify the street frontage provision of the IHOZ-10 overlay zone district.



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TRUM-190-051022-Z	Trumbull	5/10/2022	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	The Town of Trumbull's Planning & Zoning Department has received an application from 4950 & 5010 Main Street, LLC for a proposed text amendment to create Article II, Section 2.1.3.7.2.c and allow a change in the conditions of the Professional Office Overlay Zone of the Trumbull Zoning Regulations to permit an accessory clerical office area.
TRUM-191-051122-Z	Trumbull	5/11/2022	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	The Town of Trumbull Planning and Zoning Department has received an application from Trumbull Center, LLC, for a proposed text amendment to create Article II, Section 3.6 and establish the Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C of the Trumbull Regulations to permit mixed use development in Trumbull Center. (File #22-10)
TRUM-192-051122-Z	Trumbull	5/11/2022	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	The Town of Trumbull Planning and Zoning Department has received an application from Matthew Mihaly for a proposed text amendment to amend Article II, Section 2.7.2.3.c to change the street location of the Village Residence District of the Trumbull Zoning Regulations.



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CHES-193-051222-Z	Cheshire	5/12/2022	Z	Hamden, Wallingford, Meriden, Southington, Wolcott, Waterbury, Prospect, Bethany	No	The Town of Cheshire has received a request from Miller Napolitano Wolff, LLC and Tri-Star Development, LLC for a zoning text change to Section IX, Property Owner’s Association, of the Cheshire Zoning Regulations.
ROXB-194-051622-Z	Roxbury	5/16/2022	Z	Southbury, Woodbury, Washington, New Milford, Bridgewater	No	The Town of Roxbury Zoning Commission is proposing an amendment to the Roxbury Zoning Regulations to add a new definition of “Character” to Section 20 – Definitions.
NAUG-195-051922-Z	Naugatuck	<b>5/19/2022 Reopened on 5/26</b>	Z	Beacon Falls, Bethany, Prospect, Waterbury, Middlebury, Oxford	No	The Borough of Naugatuck has received a request from Bluewater Management Group, LLC as member and manager, with the City of Waterbury, the Borough of Naugatuck, and Waterbury Development Corporation as applicants, to amend the text and permitted uses of the Naugatuck Zoning Regulations primarily pertaining to the PDD-2 and I-2 Zoning Districts.
PLYM-196-052022-Z	Plymouth	5/20/2022	Z	Waterbury, Wolcott, Bristol, Burlington, Harwinton, Thomaston	No	The Town of Plymouth Planning and Zoning Commission is proposing to enact a time limited moratorium on the use of land or structures for a cannabis establishment.



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NEWT-197-052422-Z	Newtown	5/24/2022	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown Planning and Zoning Commission has received Application 22.17 from Barth Builders for a text amendment to §5.05.300 of the Newtown Zoning Regulations to add self-service storage facility in the M-4 Zone.
NEWT-198-052622-Z	Newtown	5/26/2022	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown Planning and Zoning Commission has received Application 22.19 from Adriano Echavarria for a text amendment to §6.05.410 of the Newtown Zoning Regulations to add a subsection (j) to include a provision within the special exception section, which would permit the use of the property to be 100% residential.



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MONR-199-060222-Z	Monroe	6/2/2022	Z	Trumbull, Shelton, Oxford, Newtown, Easton	No	The Town of Monroe Planning and Zoning Commission is proposing text amendments to the Monroe Zoning and Subdivision Regulations as follows: Amend Article 6: Excavation/Filling Applications: Section 6.4 and 6.4.8(A): Completion and Permit Extensions; Amend Article 6: Supplemental Regulations: Section 6.1.13(E): Design Standards; Amend Article 6: Supplemental Regulations: Section 6.3.1(C): Sign Permits; Amend Article 6: Supplemental Regulations: Section 6.3.3(D)(2) Conditions for Variances; Amend Article 3: Residential Districts: Section 3.8 (new): Interior Lots; Amend Article III: Subdivision Design Standards: Section III-304: Design of Lots (new) (B) Interior Lots.
HAMD-200-060822-Z	Hamden	6/8/2022	Z	New Haven, North Haven, Wallingford, Cheshire, Bethany, Woodbridge	No	The Town of Hamden is submitting its revised Planned Development Districts (PDD) draft.



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STBY-201-061022-Z	Southbury	6/10/2022	Z	Newtown, Oxford, Middlebury, Woodbury, Roxbury, Bridgewater	No	The Southbury Zoning Commission has received a petition from Northpoint Ridge, LLC to amend Zoning Regulation Text under Section 12, Planned Development, to provide for design and density bonus for mixed affordable and market-rate multi-family housing.
THOM-202-061622-Z	Thomaston	6/16/2022	Z	Waterbury, Plymouth, Harwinton, Litchfield, Morris, Watertown	No	The Town of Thomaston is considering a revised cannabis text amendment proposal.
ANSO-203-062122-Z	Ansonia	6/21/2022	Z	Derby, Seymour, Woodbridge	No	The City of Ansonia Planning and Zoning Commission is proposing a revision to the City of Ansonia Zoning Regulations. The proposed text amendment is for the elimination of Section 530 – 530.1 through 530.3.9.3 – Cluster Subdivision.
MIDD-204-062122-Z	Middlebury	6/21/2022	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	Gondal Corporation is proposing a text amendment to Article VI, §67.1 of the Town of Middlebury Zoning Regulations. The proposed revision would amend the regulation regarding gas stations and service stations in the Gateway Industrial Design District (GIDD).





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MIDD-205-062122-Z	Middlebury	6/21/2022	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	Gondal Corporation is proposing text amendments to the Town of Middlebury Zoning Regulations at Article I, §9.1; Article III, §34.17; and Article III, §34.4.4 to allow for a gasoline fueling station to be constructed with an associated drive-thru facility within the Gateway Industrial Design District (GIDD) subject to a Special Exception permit.
WOLC-206-062222-Z	Wolcott	6/22/2022	Z	Cheshire, Southington, Bristol, Plymouth, Waterbury	No	The Zoning Commission of the Town of Wolcott is proposing amendments to the Wolcott Zoning Regulations as follows: Amend definition 3.9 Community Residence, Amend definition 3.17 Family, Amend Schedule A - Permitted Uses, Amend Section 32.2.6 Community Residences, and add new Section 56 - Reasonable Accommodation Policy.



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WTBY-207-062122-Z	Waterbury	6/21/2022	Z	Naugatuck, Prospect, Cheshire, Wolcott, Plymouth, Thomaston, Watertown, Middlebury	No	Bluewater Management Group is proposing amendments to the City of Waterbury Zoning Regulations to clarify the definitions for “e-Commerce Fulfillment and Distribution Centers” and “Warehouse and Freight Handling” uses. The proposal also calls for changes to the master development standards table pertaining to rear, side, total side and height requirements for uses located in the Industrial (IP) zoning district, changes to parking standards governing “e-Commerce Fulfillment and Distribution Centers” and a proposal to establish certain design standards for “e-Commerce Fulfillment and Distribution Centers” when located on sites greater than 75 acres in the City’s Industrial “IP” zoning district.



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BEAC-208-062722-Z	Beacon Falls	6/27/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls Planning & Zoning Commission is proposing text amendments to revise the Beacon Falls Zoning Regulations for Cannabis Establishments. 1) Add to Section 6.4 Prohibited Uses Subsection 6.4.11 A Cannabis Retailer, Cannabis Hybrid Retailer, Cannabis Delivery Service and Cannabis Micro Cultivator. 2) Add to Section 41 Industrial District No. 1 Subsection 41.1.1 Cannabis Cultivator, Cannabis Food, Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager. 3) Add to the 42 Industrial Park District Subsection 42.6.1 Cannabis Cultivators, Cannabis Food and Beverage Manufacturer, Cannabis Producer, Cannabis Product Manufacturer, Cannabis Product Packager. 4) Adding associated definitions.



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NEWT-01-071122-Z	Newtown	7/11/2022	Z	Easton, Monroe, Oxford, Southbury, Bridgewater, Brookfield, Bethel, Redding	No	The Town of Newtown has received Application 22.20 by Doreen Trimarchi for a Text Amendment to §8.18.101 of the Zoning Regulations of the Town of Newtown for a moratorium on the acceptance of applications for warehouses and distribution centers.
ORAN-02-072622-Z	Orange	7/26/2022	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange has received an application from Southern CT Wellness and Healing, LLC for an amendment to the Orange Zoning Regulations – Article 1 §383-14 and §383-19, Article V §383-42, and Article XIV §383-143 to allow cannabis establishments in the Commercial C-1 District by special use permit.
MERI-03-072822-Z	Meriden	7/28/2022	Z	Wallingford, Middlefield, Middletown, Berlin, Southington, Cheshire	No	Per Public Act No. 21-29 (HB 6107) Sec. 6(f), the City of Meriden is proposing to opt out of the provisions of Public Act No. 21-29 (HB 6107) Sec. 6, regarding allowance of accessory apartment in order to create accessory apartment regulations appropriate to the City.



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TRUM-04-080122-Z	Trumbull	8/1/2022	Z	Bridgeport, Stratford, Shelton, Monroe, Easton, Fairfield	No	The Town of Trumbull Planning & Zoning Commission is proposing a text amendment to Article VIII of the Trumbull Zoning Regulations to extend the prohibition of Cannabis Establishments for another year. (Planning & Zoning File #22-16.)
BEAC-05-080122-Z	Beacon Falls	8/1/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls has received a proposed text amendment from Kolga, LLC to revise the Beacon Falls Zoning Regulations for the Residential Industrial Transition Zone. The amendment is to Section 69.13.2, Subsection C, to include the following additon: 1) to allow for the new construction of multi-unit residential properties up to 3 or 4 family residential units.
OXFO-06-080322-Z	Oxford	8/2/2022	Z	Shelton, Seymour, Beacon Falls, Naugatuck, Middlebury, Southbury, Newtown, Monroe	No	The Town of Oxford has received an application for a text amendment to the Oxford Zoning Regulations. The applicant's proposed amendments add a new use in the industrial zone, permitted by special exception, and are for "Commercial Boarding Kennels."



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BEAC-07-080422-Z	Beacon Falls	8/4/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls is considering a revision to the Beacon Falls Zoning Regulations: (New Section) 51.2.6 Expert Review: Where it has been determined by the Commission that it must consult with experts to analyze, review and report on areas requiring a detailed peer review to assist the Commission in evaluating the effect of a proposal on the Town, the Commission shall require the applicant to pay these costs. These fees will be paid to the Town for the Commission's uses prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by one hundred fifty percent (150%). Upon completion of the technical review and full accounting of the charges owed or paid, all excess funds will be returned to the applicant.
WTTN-08-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	The Watertown Planning & Zoning Commission has received an application from Daniel Galindo for Bed and Breakfast accommodation in the R-12.5 District at 153 Deforest Street, Watertown, CT, Map 99A, Block 61, Lot 1. Site Plan/Special Permit #2022-04.



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WTTN-09-080922-S	Watertown	8/9/2022	S	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	The Watertown Planning & Zoning Commission has received an application from Steiner, Inc. for a 4 lot subdivision at Lake Winnemaug Road and Sperry Road, Watertown, CT. Map 141, Block 20-06.
WTTN-10-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Venture Real Estate Enterprises, Ltd, has submitted an application to the Watertown Planning & Zoning Commission to amend the Zoning Map to change the zone at 146 Frost Bridge Road, Watertown, CT from R-12.5 to IR-80. Map 116A, Block 93, Lot 7.
WTTN-11-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Venture Real Estate Enterprises, Ltd, has submitted an application to the Watertown Planning & Zoning Commission to amend the Zoning Regulations at Section 27.3.1 uses; add self storage facilities with multiple buildings to the IR-80 zoning district.
WTTN-12-080922-S	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Kim Keegan has submitted an application to the Watertown Planning & Zoning Commission for a two lot resubdivision of 13.04 acres parcel at 340 Bryant Road, Watertown, CT, in the R-90 District Map 23, Block28, Lot 6B.



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WTTN-13-080922-Z	Watertown	8/9/2022	Z	Middlebury, Waterbury, Thomaston, Litchfield, Morris, Bethlehem, Woodbury	No	Michael Terelmes has submitted an application to the Watertown Planning & Zoning Commission for Site Plan/Special Permit #2022-05 to operate a Bed and Breakfast accommodation in the R12.5 District at 45 Eddy Street, Oakville, CT, Map 113A, Block 135, Lot 2.
WALL-14-081522-Z	Wallingford	8/15/2022	Z	North Haven, North Branford, Durham, Middlefield, Meriden, Cheshire, Hamden	No	The Wallingford Planning and Zoning Commission will consider opting out of the requirements for Residential Parking and Accessory Dwelling Units as outlined in Public Act 21-29. Potential changes to the current zoning regulations as they relate to Residential Parking Requirements and Accessory Dwelling Units may also be discussed as part of this public hearing.
MIDD-15-083022-Z	Middlebury	8/30/2022	Z	Oxford, Naugatuck, Waterbury, Watertown, Woodbury, Southbury	No	The Town of Middlebury Planning & Zoning Commission has received a request from JSD Partners, Southford, LLC, for a amendment to the Middlebury Zoning Regulations at Article VI, Section 63 (Signs).
ANSO-16-090122-Z	Ansonia	9/1/2022	Z	Derby, Seymour, Woodbridge	No	The City of Ansonia is proposing zoning text revisions to the Ansonia Zoning Regulations as follows: Proposed text amendment to Section 222.06, Section 22.02 – Permissible Uses.





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BRIS-17-090622-Z	Bristol	9/6/2022	Z	Southington, Plainville, Farmington, Burlington, Plymouth, Wolcott	No	The City of Bristol Zoning Commission is proposing amendments to the Bristol Zoning Regulations: The amendments proposed are an effort to correct references from a previous text amendment in October 2016 that were inaccurate. In the main body of the existing text, several items were reordered and/or added. At the time of the amendment, two references to other sections of the Regulations were not corrected: (1) BG - General Business Zone - Section VI.B.3.z. (2) BHC - Route 72 Corridor Business Zone - Section VI.E.3.o.
PLYM-18-090622-Z	Plymouth	9/6/2022	Z	Waterbury, Wolcott, Bristol, Burlington, Harwinton, Thomaston	No	The Town of Plymouth Planning & Zoning Commission is considering a proposal by the Plymouth Land Use staff to amend Article 4, Section B, Table of General Use Regulations to add column for alternative energy systems to I-3, the Industrial I-3 District.
STBY-19-090922-Z	Southbury	9/9/2022	Z	Newtown, Oxford, Middlebury, Woodbury, Roxbury, Bridgewater	No	Northpoint Ridge, LLC has amended its petition to the Town of Southbury Zoning Commission for its text amendment to Section 12 of the Southbury Zoning Regulations, Planned Development District, to increase the affordable housing set aside requirement from 10% to 20%.



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STGT-20-091922-S	Southington	9/19/2022	S	Cheshire, Meriden, Berlin, New Britain, Plainville, Bristol, Wolcott	No	The Town of Southington Planning & Zoning Department has received an application from Laurie Jamele for a three-lot subdivision to be located at 1422 Marion Avenue in Southington.
BEAC-21-092022-Z	Beacon Falls	9/20/2022	Z	Bethany, Naugatuck, Oxford, Seymour	No	The Town of Beacon Falls is proposing a text amendment to the Beacon Falls' zoning regulations for accessory dwelling units to align with the Connecticut State Statutes as amended, or to opt-out by statutory requirements by 2/3 vote.
ORAN-22-092022-Z	Orange	9/20/2022	Z	Milford, West Haven, New Haven, Woodbridge, Derby, Shelton	No	The Town of Orange has received an application from Montar Group, LLC to amend the Town of Orange Zoning Regulations at Article VIII, §383-66 and Article XVIII, §383-174 to allow self-storage facilities in the Commercial C-2 District by special use permit.
NAUG-23-092322-Z	Naugatuck	9/23/2022	Z	Beacon Falls, Bethany, Prospect, Waterbury, Middlebury, Oxford	No	The Borough of Naugatuck is considering an amendment to Section 25.10, Accessory Living Units, of the Naugatuck Zoning Regulations to comply with the requirements of Public Act 21-29, Section 6.



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CHES-24-092622-Z	Cheshire	9/26/2022	Z	Hamden, Wallingford, Meriden, Southington, Wolcott, Waterbury, Prospect, Bethany	No	The Town of Cheshire has received an application from Apex Realty 242, LLC for a zone text change to Section 45, Special Development District (S.D.D.), Subsection 45.2, Location.