



NAUGATUCK VALLEY COUNCIL of GOVERNMENTS

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May 31, 2022

To: NVCOG Regional Planning Commission
From: Keith Rosenfeld, Senior Regional / Municipal Planner
Subject: Summary of Referrals Report – March 26, 2022, to May 31, 2022.

1. ORAN-180-032922-Z Orange

Noble Energy Real Estate Holdings, LLC has submitted a petition to amend the Town of Orange Zoning Regulations – Article I §383-14, Article VIII §383-66 & §383-67, Article XIV §383-141 & §383-143.4 and Article XVIII §383-174. The amendment would define and allow “Electric Vehicle Showrooms” and “Community Travel Centers” as special uses in the LI-2 District, along with parameters for location and eligibility of these new uses.

2. SEYM-181-041922-Z Seymour

2022 Proposed Draft Zoning Regulations for the Town of Seymour.

3. HARW-182-042022-Z Harwinton

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.

4. NEWT-183-042022-Z Newtown

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.

5. HARW-184-042622-Z Harwinton

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.

6. WTBY-185-042922-Z Waterbury

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.

7. STGT-186-050222-Z Southington

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.

8. THOM-187-050422-Z Thomaston

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.

9. ORAN-188-050922-Z Orange

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.)

10. NEWT-189-050922-Z Newtown

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.

11. TRUM-190-051022-Z Trumbull

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.

12. TRUM-191-051122-Z Trumbull

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)

13. TRUM-192-051122-Z Trumbull

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.

14. CHES-193-051222-Z Cheshire

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.

15. ROXB-194-051622-Z Roxbury

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.

16. NAUG-195-051922-Z Naugatuck

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.

17. PLYM-196-052022-Z Plymouth

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.

18. NEWT-197-052422-Z Newtown

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.

19. NEWT-198-052622-Z Newtown

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.