



**NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS**

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March 25, 2022

To: NVCOG Regional Planning Commission
From: Keith Rosenfeld, Senior Regional / Municipal Planner
Subject: Summary of Referrals Report – December 1, 2021 to March 25, 2022.

1. BRIS-150-121321-S Bristol

The City of Bristol Planning Commission has received an application (known as Application #429) from Hillcrest Development Partners, LLC for a proposed resubdivision at 1444 Farmington Avenue (2 lots); Assessor's Map 46, Lot 75A; BG (General Business) zone

2. WTTN-151-121521-S Watertown

The Watertown Planning and Zoning Commission has received an application from Ron Delaney to reauthorize the resubdivision of Lot 1B, 603 Hinman Road in Watertown in an R-70 zone.

3. DERB-152-122221-Z Derby

Proposed amendments to the Derby Zoning Regulations regarding Cannabis Establishments

4. ORAN-153-123021-S Orange

The Town of Orange has received a resubdivision application from Sunrise Hill Estates, LLC for the resubdivision of Lot 4 of Sunrise Hill Estates, to create a single-family residential lot comprised of 2.85 acres in the Residential (RES) Zone at the end of Skyview Road.

5. MIDD-154-011022-Z Middlebury

The Town of Middlebury has received an application from First New Haven Mortgage Company, LLC, through its agent, The Pellegrino Law Firm, as follows: The First New Haven Mortgage Company, LLC is the owner of properties located at 1-30 Christian Road and a prospective purchaser of Lot 97 and Lot 98 Christian Road, currently owned by the Town of Middlebury. The applicant is requesting a text amendment to Section 26 of the Town of Middlebury Zoning Regulations, along with a corresponding map amendment.

6. OXFO-155-011122-Z Oxford

The Oxford Planning and Zoning Commission is considering a zoning text amendment to Article 3, Section 3.24 of the Oxford Zoning Regulations pertaining to parking requirements.

7. OXFO-156-011122-Z Oxford

The Town of Oxford Planning and Zoning Commission is considering a Zoning Regulation text amendment to Article 5, Section 5.3, Article 10, and Article 17, Section 17.2.1 of the Oxford

Zoning Regulations pertaining to Farm Events.

8. WOLC-157-012422-Z Wolcott

The Town of Wolcott is considering zoning text amendments to Section B General Bulk Standards Accessory Buildings Coverage as Percentage of Lot from 2% to 4% maximum (R-30, R-40, R-50 districts) and from 1% to 2% (R-130 districts) as well as adding (new) Section 31.4.3 allowing a Commission to require additional technical assistance in evaluating a submitted application when the needed expertise is outside of the Commission and its staff.

9. THOM-158-012822-Z Thomaston

The Town of Thomaston is proposing revisions to the Thomaston Zoning Regulations pertaining to outdoor dining and beverage service.

10. BETH-159-020422-POCD Bethlehem

The Town of Bethlehem has submitted the final draft of its Plan of Conservation & Development

11. TRUM-160-020722-Z Trumbull

The Planning and Zoning Commission of the Town of Trumbull is proposing a new Article XVII to the Trumbull Planning and Zoning Regulations: Moratorium on Multi-Family Residential Rental Housing.

12. THOM-161-020822-Z Thomaston

The Town of Thomaston Planning & Zoning Commission is proposing amendments to Thomaston's home occupation regulations.

13. WALL-162-021522-Z Wallingford

Proposed Text and Map Amendments to the Town of Wallingford Zoning Regulations to remove current Section 4.10 (I-5 Interchange District) and replace with Section 4.10 entitled "Watershed Interchange District (WI)." The new Section 4.10 "Watershed Interchange District" will cover parts of the existing Interchange District (I-5) and Industrial Expansion District (IX). Text amendments will also modify Section 2.2, 4.9, 4.13, 5.1C, 6.11 and 6.12. Change requested by the Wallingford Planning & Zoning Commission.

14. PROS-163-021622-Z Prospect

The Town of Prospect Planning and Zoning Commission is proposing changes to the Prospect Zoning Regulation as follows: Article 2, Section 2.2 Definitions, New Definitions for Dark Sky Compliant Lighting and Self-Storage Facility; the addition of a new use (self-storage facility) to Article 3, District Regulations, Section 3.1 Uses by District, Self-Storage in Industrial IND-1 and IND-2; Article 7, Exterior Lighting Regulation, new Section 7.2.5 requiring all lighting to be dark sky compliant, and new Section 7.2.6 with examples of Unacceptable/Discouraged and Acceptable exterior light fixtures, and an addition to Appendix A containing images of Unacceptable/Discouraged and Acceptable External Lighting Fixtures.

15. WTBY-164-021822-Z Waterbury

Text Amendment, Applicant: Post University, Inc. The proposed amendment would amend the Waterbury Zoning Regulations Article 9 - General Use Standards 9.04.03 (vi) for the purpose of establishing regulatory provisions for the lighting of outdoor athletic fields associated with colleges and universities and to amend Article 10, Special Use Standards 10.14.13 (iii) by adding design standards to regulate the lighting of outdoor athletic fields associated with colleges and universities.

16. OXFO-165-022322-Z Oxford

The Oxford Planning and Zoning Commission has received an application for a proposed "self-storage facility" in the industrial zone of the Town of Oxford. "Self-storage" facilities are not currently permitted in any district of the Town of Oxford.

17. CHES-166-030722-Z Cheshire

The Cheshire Planning and Zoning Commission is proposing a Zone Text Change to add a new definition to Section 23-Micro-cultivator and new Micro-cultivator to Section 30, Schedule A, Permitted Uses Para #75.

18. MONR-167-030822-Z Monroe

Zoning Map Amendment. Main street (Route 25), portion of Monroe Turnpike (Route 111) and portion of Roosevelt Drive (Route 34): As shown on map titled "Proposed MDD Overlay" dated 2/24/22, in accordance with the establishment of MDD Regulations of Section 8.2, proposal of the Planning & Zoning Commission.

19. MONR-168-030822-Z Monroe

Regulation and Zoning Map Amendment, SDD within a MDD overlay zone: Text Amendment and Zoning Map Amendment for the establishment of Special Development District #1 ("SDD #1") for a 188-unit multi-family development consisting of eight (8) apartment buildings and accessory clubhouse and outdoor recreation areas: owner/applicant Sabrina Keillor, c/o Pond View, LLC

20. MONR-169-030822-POCD Monroe

The Town of Monroe has created a Draft Open Space Plan dated November 18, 2021 and is considering using it as a supplement to the town's 2021 Plan of Conservation and Development.

21. MONR-170-030322-Z Monroe

The Town of Monroe is proposing the following three Zoning Text Amendments be considered for "opt out" or "opt in": Temporary healthcare structures, limitations of parking spaces for dwelling units, and accessory apartments.

22. BRIS-171-030822-Z Bristol

The City of Bristol has received a request for a Zoning Regulation Text Amendment from applicant Timothy Furey, Esq. to modify the Bristol Zoning Regulations concerning: 1. Off-

street parking requirements for multi-family dwellings in Section VIII B.2.b(2) and 2. to remove subsection V.D.7.d and V.D.7.e from the general requirements of the A-Multi-Family Residential zone.

23. THOM-172-030922-Z Thomaston

The Town of Thomaston Planning and Zoning Commission is proposing zoning text amendments regarding cannabis establishments by modifying Section 4.2 - Permitted Uses and Structures in Commercial and Manufacturing Zones and deleting existing Sections 13.10 - Palliative Marijuana Production Facilities, 13.11 - Palliative Marijuana Dispensaries, and 13.12 - Temporary Moratorium on Cannabis Establishments and replacing them with new Section 13.10 - Cannabis Establishments.

24. HARW-173-031822-Z Harwinton

The Town of Harwinton Zoning Commission is proposing a Zoning Regulation amendment to consider opting out of Public Act 21-29, Section 6, Accessory Dwelling Units

25. HARW-174-031822-Z Harwinton

The Town of Harwinton in proposing a Zoning Regulation amendment to opt out Public Act 21-29, Section 4(d)(9) which governs parking requirements for accessory dwelling units/apartments.

26. MIDD-175-032122-Z Middlebury

The Town of Middlebury Planning and Zoning Commission is proposing the deletion of the Temporary Moratorium of Cannabis Sales and the adoption of Article I, Section 12, Specific Town-wide Prohibition of any sale whether retail or wholesale, of any amount of recreational cannabis in any Zone, location, or District to anyone within the Town of Middlebury.

27. THOM-176-032122-Z Thomaston

The Town of Thomaston Planning & Zoning Commission is proposing to opt out of the accessory apartment and parking requirements contained in PA #21-29 – Section 6 – Consideration of Opt-Out from Accessory Apartment and Parking Requirements.

28. NAUG-177-032222-Z Naugatuck

OZ APCO, LLC is proposing a text amendment to the Naugatuck Zoning Regulations, amending Section 58A.3 to allow on-street parking to be allowed in the total count for parking spaces available.

29. NAUG-178-032222-Z Naugatuck

OZ APCO, LLC is proposing a zoning change from RA-1 to B-2 for the properties known as 14 Myrtle Ave, 36-50E 27-6, 20 Myrtle Ave 36-50E-26, 24 Myrtle Ave 36-50-25, 23 Myrtle Ave 36-50E-24-9 and 0 Myrtle Ave 36-50E24.

30. STBY-179-032222-Z Southbury

The Southbury Zoning Commission is proposing to extend the amended Zoning Regulations

(Section 14) and/or Zoning Map for a Temporary and Limited Moratorium on Cannabis Establishments.