

**STAFF REFERRAL REPORT**

**TO:** Planning & Zoning Commission, CEO, and Zoning Enforcement Officer of Beacon Falls, South Central Connecticut Council of Governments (SCCOG) and Naugatuck Valley Council of Governments (NVCOG) Regional Planning Commission (RPC) representatives

**FROM:** Joanna B. Rogalski, Senior Regional Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury CT 06702 (203-757-0535)

**DATE:** August 19, 2021

**NVCOG FILE NO.:** BEAC-109-082021-Z  
**MUNICIPALITY:** Town of Beacon Falls  
**DATE RECEIVED:** August 2, 2021  
**TYPE OF REFERRAL:** Zoning  
**APPLICANT:** Hopp Brook Developers, LLC

**DESCRIPTION OF PROPOSAL:**

Hopp Brook Developers LLC have a proposed an amendment to the Town of Beacon Falls Zoning Regulations, amending Article II by creating Section 25 – Hopp Brook Village District (HBVD), whose title corresponds to a project named “Hopp Brook Village.” The proposed HBVD has the purpose of promoting and authorizing affordable housing developments in the Town of Beacon Falls. An ‘affordable housing development’ is defined as “a set aside development as stated in Connecticut General Statutes §8-30g.” The proposed district location is described as approximately 40 acres of land including Assessor Map 012-002-0027, located off Oakwood Drive.

**STAFF RECOMMENDATION:**

Staff finds the proposed zoning amendment to have no apparent regional significance and have no apparent inter-municipal impact on NVCOG municipalities. The Council of Governments of the Central Naugatuck Valley Regional Plan of Conservation and Development recommends the increase in opportunities for affordable housing in the region.

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This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.