

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 10, 2021

NVCOG FILE NO.: BEAC-110-080221-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 proposed a zone change from R-1 (residential) to Hopp Brook Village District for parcels located at Assessor’s Map 12-Block 2-Lot 27 (approximately 40 Acres) and Map 13-Block 1-Lot 13 (approximately 80 Acres). The land is adjacent to Oakwood Drive and abuts the Bethany municipal boundary.

STAFF RECOMMENDATION:

Staff finds the proposed zone change to have no apparent regional significance and have no apparent inter-municipal impact on NVCOG municipalities.

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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.