



**NAUGATUCK VALLEY  
COUNCIL of GOVERNMENTS**

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**STAFF REFERRAL REPORT**

**TO:** Planning & Zoning Commission, CEO, and Planning Consultant for Derby, South Central Connecticut Council of Governments (SCCOG)

**FROM:** Keith D. Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

**DATE:** March 7, 2025

**NVCOG FILE NO.:** DERB-48-030425-Z  
**MUNICIPALITY:** City of Derby  
**DATE RECEIVED:** March 4, 2025  
**DATE OF PUBLIC HEARING:** March 18, 2025  
**TYPE OF REFERRAL:** Zoning Amendments  
**APPLICANT:** Derby Planning and Zoning Commission

**DESCRIPTION OF PROPOSAL:**

Zone text changes have been proposed by the Derby Planning and Zoning Commission regarding:

1. Zoning regulations governing smoke shops, vape shops and tobacco stores.
2. The reassigning of Section 195-28 Aquifer Protection Areas (APA) to Section 195-29 of said regulations, with no changes to the original text.

Please see attached Proposed Amendments to Zoning Regulations, City of Derby, Dated March 3, 2025.

**STAFF RECOMMENDATION:**

NVCOG Staff finds the proposed text amendments to be not regionally significant with no intermunicipal impacts.

\* \* \* \* \*

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.

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