



NVCOG STAFF REFERRAL REPORT

TO: Derby Planning and Zoning Commission; Mayor of Derby; Ryan McEvoy, Derby Consultant, SLR

FROM: Savannah-Nicole Villalba, AICP, Community Planning Director
NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: June 16, 2025

NVCOG FILE NO.: DERB-84-060625-Z
MUNICIPALITY: City of Derby
DATE RECEIVED: June 6, 2025
DATE OF PUBLIC HEARING: June 17, 2025
TYPE OF REFERRAL: Text Amendment
APPLICANT: Derby Planning and Zoning Commission

DESCRIPTION OF PROPOSAL:

The Derby Planning and Zoning Commission has proposed a text amendment to modify the City’s Zoning Regulations for metal recycling facilities and redemption centers.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant. The text amendments will not result in intermunicipal impacts so long as the City sends applications for the above uses to abutting municipalities to mitigate any potential concerns (i.e., abatement of noise, additional landscaping, etc.).

Staff spoke with the consultants regarding the proposed definition for junk yard. Staff recommended clarification of the citation to the general statutes and that the definition for junk yard and motor vehicle junk yard be separated or clarified. The consultants noted that they intend to clarify the definition during the public hearing.

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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.