

3 PRIMROSE STREET
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

Planning and Zoning Commission
AGENDA
REGULAR MEETING
Thursday, January 19, 2023 at 7:00 p.m.
Conference Room, Newtown Community Center
8 Simpson Street, Newtown, CT 06470

1. Public Hearings

Application 22.29 by Farrell Building Company, for a Zone Change located at 90 Mount Pleasant Road, so as to change the Zone from M-2A to R-2 as detailed in documents submitted to the Land Use Agency December 30, 2022.

Application 23.01 by Highway 202, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to delete the definition of Cannabis Establishment in Article 1 Section 2 Interpretations and definitions, and to add Cannabis, Cultivator, Dispensary Facility, Cannabis Food and Beverage Manufacturer, Hybrid Retailer, Micro-Cultivator, Person, Cannabis Product Manufacturer, Cannabis Product Packager and Cannabis Retailer to Article 1, Section 2 Interpretations and Definitions, to amend §1.06.1400 and to add dispensary facility, hybrid retailer, and cannabis retailer as a special use in the M-1 district, as described in documents submitted to the Land Use Agency dated received January 3, 2023.

Application 23.02 by Highway 202, LLC, for a Special Exception Use located at 255-259 South Main Street, so as to permit the use of a Cannabis Retailer, as demonstrated by supporting documents submitted to the Land Use Agency January 3, 2023.

2. Discussion and Action

Application 22.26 by Farrell Building Company, for a Special Exception located at 90 Mount Pleasant Road, so as to permit the construction of 220 rental apartments in 11 buildings with associated driveways, parking and Clubhouse as shown on plans entitled "Site Development Plan Approval Drawings, Newtown Commons", dated 4/28/2022, Rev. 10/17/2022 and 11/09/2022 and supporting documents submitted to the Land Use Agency October 17, 2022.

3. Approval of the Minutes

January 5, 2023

4. Adjournment

If you plan to attend this meeting and require assisted hearing devices, please contact the Office of the First Selectman (203) 270-4201 at least forty-eight (48) hours prior to the meeting