

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
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**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**Planning and Zoning Commission**  
**AGENDA**  
**REGULAR MEETING**  
**Thursday, April 20, 2023 at 7:00 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

This in-person meeting can be viewed, live stream, at <https://vimeo.com/event/729428>

**1. Public Hearings**

**Application 23.05 by Teton Capital Company, LLC**, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §6.08 and §7.05.100 of the Zoning Regulations so as to permit an outdoor swimming pool, exterior walls not to exceed two hundred fifty (250) feet in a single dimension, 1.5 parking spaces for units with two or more bedrooms, and owners of contiguous business in AAHCDD zoned lots to consolidate lots, as described in documents submitted to the Land Use Agency on 02/16/23. **Tabled to the next regularly scheduled Planning and Zoning Meeting on May 4, 2023 at 7pm in the Council Chambers.**

**Application 23.06 by Teton Capital Company, LLC**, for a Re-subdivision located at 6 Commerce Road, as demonstrated on a set of plans titled “Church Hill Farm at Deep Brook, An Active Adult Conservation Community in Newtown, Connecticut” dated 02/14/23 and supporting documents submitted to the Land Use Agency 02/16/23. **Tabled to the next regularly scheduled Planning and Zoning Meeting on May 4, 2023 at 7pm in the Council Chambers.**

**Application 23.07 by Teton Capital Company, LLC**, for a Special Exception, for a property located at 6 Commerce Road, so as to permit §2.01.551 Multiple Family Housing, as demonstrated on a set of plans titled “Church Hill Farm at Deep Brook, An Active Adult Conservation Community in Newtown, Connecticut” dated 02/14/23 and supporting documents submitted to the Land Use Agency 02/16/23. **Tabled to the next regularly scheduled Planning and Zoning Meeting on May 4, 2023 at 7pm in the Council Chambers.**

**Application 23.08 by Teton Capital Company, LLC**, for a Site Development Plan, for a property located at 6 Commerce Road, so as to permit the construction of a 171-unit multifamily development, as demonstrated on a set of plans titled “Church Hill Farm at Deep Brook, An Active Adult Conservation Community in Newtown, Connecticut” dated 02/14/23 and supporting documents submitted to the Land Use Agency 02/16/23. **Tabled to the next**

*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*

**regularly scheduled Planning and Zoning Meeting on May 4, 2023 at 7pm in the Council Chambers.**

**Application 23.10 by Newtown Planning and Zoning Commission,** for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02, §4.03, §5.02, §5.03, §5.04, §5.05, §5.06 and §5.08 to define Warehouse & Distribution Centers, to modify Warehouse & Distribution Center uses, and add additional setbacks to lots adjacent to a residential zone or single family dwelling, as demonstrated by supporting documents submitted to the Land Use Agency 03/21/23.

- 2. Director's Report**
- 3. Approval of the Minutes**  
April 6, 2023
- 4. Adjournment**