

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
TEL. (203) 270-4276  
FAX (203) 270-4278



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**Planning and Zoning Commission**  
**AGENDA**  
**REGULAR MEETING**  
**Thursday, July 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**

**(Continued) Application 23.13 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02, §3.01 and §8.11, to define Mobile Food Establishments, to define their uses in Brew Pubs, Distilleries and Farmers Markets, and to modify the special event regulations, as demonstrated by supporting documents submitted to the Land Use Agency 05/19/23.**

**(Continued) Application 23.14 by Alan Benaim, Blue Rock Property Group, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §13.01 and to define Self-Service Storage as demonstrated by supporting documents submitted to the Land Use Agency 05/25/23.**

**(Continued) Application 23.15 by Mark Briganti, for a 2-Lot Subdivision located at 38 Black Bridge Road, as demonstrated on a set of plans titled "Site Development Plan Prepared for Mark Briganti, 38 Black Bridge Road, Sandy Hook, CT" dated 04/13/23, and supporting documents submitted to the Land Use Agency June 9, 2023.**

**Application 23.17 by Alan Benaim, Blue Rock Property Group, LLC, for an Amendment to a Special Exception located at 12 Commerce Road, so as to add the use of outdoor long-term parking for self-storage, as demonstrated by supporting documents submitted to the Land Use Agency July 7, 2023.**

**2. C.G.S. § 8-24 Referral from the Town of Newtown, for the approval of a special appropriation in the amount of \$600,000 for the planning, design, engineering and replacement of condensing units and piping coils at Head O'Meadow Elementary School as authorized in the Capital Improvement Plan (2023-24 to 2027-28).**

*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*

**3. Review and Discussion of Potential Text Language Modifications in the Newtown Zoning Regulations**

**4. Director's Report**

**5. Approval of the Minutes**

July 6, 2023

**6. Adjournment**