

3 PRIMROSE STREET
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**TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION**

Planning and Zoning Commission

AGENDA

REGULAR MEETING

Thursday, December 7, 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. Election of Officers

2. Update for the Planning of Conservation and Development (POCD) Timeline.

3. Public Hearings

Application 23.20 by Newtown Community Center, for a Site Development Plan, located at 8 Simpson Street, so as to permit the use of the property for a playscape §6.03.300 (a), as demonstrated by plans titled “Compilation Plan prepared for Town of Newtown, Simpson Street, Newtown, CT” and all supporting documents submitted to the Land Use Agency September 9, 2023.

Application 23.21 by Paul Hilario, for an Amendment of the approved Special Exception Application 20.09 to relocate an existing detached garage to the north side of the existing building and to connect the buildings with a breezeway, located at 135-139 Mount Pleasant Road, as demonstrated on a set of plans titled “Layout & Materials Plan Prepared for Hilario’s Service Center, Inc., 135-139 Mt. Pleasant Rd. (RT. 6) Newtown, CT” dated 03/10/17 and revised 08/15/23, and all supporting documents submitted to the Land Use Agency October 27, 2023.

Application 23.23 by PurePoint Energy, LLC, Denise Murillo, for a Special Exception located at 56 Pole Bridge Road, so as to permit a Solar CarPort-78 Tier 1 Bloomberg Modules - SolarEdge Inverters and Optimizers as demonstrated on a set of plans titled “Site Plan for Solar Panel Carport prepared for Ardian Llomi & Neviana Zhgaba M/B/L 44-8-6 #56 Pole Bridge Road Newtown, Connecticut” dated October 12, 2023 and all supporting documents submitted to the Land Use Agency November 16, 2023.

4. Review and Discussion of Potential Text Language Modifications in the Newtown Zoning

5. Director’s Report

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

6. 2024 Planning and Zoning Commission Meeting Dates

7. Approval of the Minutes

November 2, 2023

8. Adjournment