



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers
3 Primrose Street
Newtown, CT 06470
September 5, 2019 at 7:30 P.M.

1. New Business

2. Chairman's Report

3. Public Hearing

(Continuation) Application 19.17 by the Town of Newtown, for a Text Amendment to the Newtown Zoning Regulations, 6.04.400(d), regarding the size of residential dwellings in commercial buildings in the Hawleyville Design District, to update the regulation to be consistent with other zoning regulations including the Sandy Hook Design District, as detailed on a document submitted to the Land Use Agency dated 7/24/19.

Application 19.14 by the Town of Newtown, for a Text Amendment to Newtown Zoning Regulation §1.02 Definition: Farmer's Market, to permanently add Food Trucks as a feature of the Farmer's Market after a successful trial period, as detailed on a document submitted to the Land Use Agency entitled "Amendment to Zoning Regulation: Definition, Fairfield Hills Farmer's Market," dated 8/19/19.

Application 19.18 by James F. Walsh, for a Zone Change for 32 Berkshire Road (M-B-L: 44-4-2) from M-5 to B-2 and a Zone Change for the parcel M-B-L: 44-4-4, Berkshire Road, from R-2 to B-2, as detailed on a set of plans entitled "Zoning Location Survey of 32 Berkshire Road & State of CT, Parcel: 96-94-70A, Newtown, Connecticut" dated 7/25/19; a set of plans entitled "Proposed Development, 32 Berkshire Road, Sandy Hook, Connecticut" dated 7/16/19; and supporting documents submitted to the Land Use Agency 8/20/19.

4. Director's Report and Communications

Clerk: Newtown Bee failure to publish Legal Notice for Application 19.17

Discussion of Riverwalk amendments, regarding Application 15.01 and Application 18.02

5. Acceptance of Minutes

August 15, 2019

6. Adjournment