



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers
3 Primrose Street, Newtown, CT 06470
September 19, 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 and revised on 9/6/19.

Application 19.19 by CPCI, LLC, for a Text Amendment to the Newtown Zoning Regulations, to add a section under Appendix B for South Main Village Design District #7 (SDD7), so as to permit a gas station/convenience store, including food service with fixed seats, for a property located at 147-151 South Main Street, as shown on supporting documents submitted to the Land Use Agency 9/4/19. **(to be continued at the 10/3/19 meeting)**

Application 19.20 by CPCI, LLC, for a Zone Change from M-1 to SDD7, for a property located at 147-151 South Main Street, as shown on a set of plans titled "Proposed Filling Station Reconstruction, CPCI, LLC, 147-151 South Main Street, Newtown, CT 06470" and supporting documents submitted to the Land Use Agency 9/4/19. **(to be continued at the 10/3/19 meeting)**

Application 19.21 by CPCI, LLC, for a Special Exception, for a property located at 147-151 South Main Street, so as to raze and rebuild an existing gas station/convenience store, with new design to include food service with fixed seats, as shown on a set of plans titled "Proposed Filling Station Reconstruction, CPCI, LLC, 147-151 South Main Street, Newtown, CT 06470" and supporting documents submitted to the Land Use Agency 9/4/19. **(to be continued at the 10/3/19 meeting)**

Application 19.23 by Michael Burton, for an Amendment to a Special Exception originally granted with Application 15.01 and last amended with Application 18.02, for a property located at 10-22 Washington Avenue, for modifications to The Riverwalk at Sandy Hook site plan, as shown on a set of plans titled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" last modified 8/30/19, and supporting documents submitted to the Land Use Agency 9/3/19 and 9/6/19.

- 4. Director's Report and Communications**

Referral from Brookfield: Application #PL-19-6

- 5. Acceptance of Minutes**

September 5, 2019

6. 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