



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**AGENDA**  
**REGULAR MEETING**

Thursday, January 7, 2021 at 7:00 p.m.

**Zoom Virtual Meeting Participation Information**

Thursday, January 7, 2021 at 7:00 P.M.

Call-In Number: +1 929-205-6099

Meeting ID: 993 6646 5651 #

Website: <https://zoom.us/j/99366465651>

1. **Election of Officers**
2. **New Business**
3. **Chairman's Report**
4. **Public Hearings**

**(continued) Application 20.13 by Negreiro & Sons Construction, LLC**, for a 16-lot residential subdivision located at 203 & 211 Berkshire Road, as demonstrated on a set of plans titled ““Holly Estates,” Newtown Connecticut, 203 & 211 Berkshire Road, A Subdivision Plan” dated 9/30/20 last rev. 12/16/20 and supporting documents submitted to the Land Use Agency 11/19/20, 12/17/20, and 12/29/20.

**Application 20.14 by Neviana Zhgaba and Aquila's Nest Vineyard, LLC**, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §3.01.400, to allow for functions at a vineyard including food trucks, private events, recreational activities, art installations, and farmers markets, as described in documents submitted to the Land Use Agency 12/3/20.

**Application 20.15 by the Town of Newtown Board of Selectmen**, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §6.03.310, to allow rental residential housing in up to two of the existing campus buildings with a Special Exception, as described in documents submitted to the Land Use Agency 12/9/20 revised 12/17/20.

5. **Director's Report and Communications**

Referrals from Town of Monroe, “RAA-2020-07, File #1014E – Affordable Housing District” & “ZCA-2020-03, File #1017D – 196, 201, 211 Main Street to proposed AH District”

6. **Approval of Minutes**

November 19, 2020

December 17, 2020

7. **Adjournment**

Copy and paste the following URL in your web browser to access documents pertinent to this meeting: <https://drive.google.com/drive/folders/1-tPPmPDoxssdiuHT7ycii05vsm6LmBFW>