



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Thursday, May 6, 2021 at 7:00 p.m.

Zoom Virtual Meeting Participation Information

Thursday, May 6, 2021 at 7:00 P.M.

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

Meeting ID: 915 0582 0257 #

Website: <https://zoom.us/j/91505820257>

1. **New Business**
2. **Chairman's Report**
3. **Public Hearings**

Application 21.10 by Melanie and Brian Di Stante for a Special Exception, for a property located at 214 Berkshire Road, so as to permit the construction of a 2,880 sq ft hobby/storage garage as demonstrated on plans titled, "Proposed Zoning Location Survey, Prepared for Melanie Di Stante, MBLU 54-09-32, 214 Berkshire Road, Newtown, Connecticut" dated 3/15/21 and documents submitted to the Land Use Agency 4/13/21.

Application 21.11 by HBN Corp Park LLC for a Zone Change and Site Development Plan, for a property located at 153 South Main Street, so as to:

- a) change the Zone from M-1 to Special Development District #8 (SDD8), and
- b) convert 2,725 sq ft of existing office space to restaurant space with an additional 1,850 sq. ft. outdoor dining area

as demonstrated on plans titled, "Proposed Restaurant, 153 South Main Street, Newtown, Connecticut, Special Exception Application, Prepared For HBN Corporate Park, LLC. 153 South Main Street, Newtown, Connecticut" dated 4/13/21, and documents submitted to the Land Use Agency 4/13/21.

Application 21.12 by John Vollmer, River Park Properties for a Site Development Plan, for a property located at 21 Commerce Road, so as to permit the construction of a building with 10,000 sq ft garage/storage space and 2,500 sq ft office space, as demonstrated on a set of plans titled, "Site Improvements, River Park Properties LLC, 19 Commerce Road, Newtown Connecticut" dated 4/12/21 rev. 4/16/21, and documents submitted to the Land Use Agency 4/14/21.

4. **Referral**

Referrals from the Town of Easton, "Amendment to POCD" & "Regulation Text Amendments"

5. **Director's Report**
6. **Approval of Minutes**
April 15, 2021
7. **Adjournment**

Copy and paste the following URL in your web browser to access documents pertinent to this meeting: <https://drive.google.com/drive/u/0/folders/1WSIS-qKpCFiCrs-1Hzedh2mvhWAh0a8>

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