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**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**Planning and Zoning Commission**  
**AGENDA**  
**REGULAR MEETING**  
**Thursday, May 19, 2022 at 7:00 p.m.**  
Edmond Town Hall Theater, Edmond Town Hall  
45 Main Street, Newtown, CT 06470

**1. New Business**

**2. Discussion and Action**

**(Will be Continued to a Special Meeting on May 26) Application 22.10 by Hawleyville Development LLC**, for a Special Exception and amendment to Site Development Plan, originally approved April 1, 2004, for a property located at 64 Barnabas Road, to permit the construction of a 6,600 sq. foot building with related parking, driveway, septic system, and drainage facility improvements adjacent to an existing commercial building, as shown in a set of plans titled, "Site Development Plans, 64 Barnabas Road, Newtown, Connecticut" dated September 13, 2021, revised March 17, 2022 and May 5, 2022, and supporting documents submitted to the Land Use Agency March 30, 2022.

**3. Public Hearings**

**(Will be Continued to a Special Meeting on May 26) Application 22.14 by DaSilva Holdings, LLC**, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Design District (SDD13) located at 45 South Main Street, so as to permit a larger percentage of the residential/commercial building to be used for residential space as described in documents submitted to the Land Use Agency dated received April 5, 2022.

**(Will be Continued to a Special Meeting on May 26) Application 22.13 by DaSilva Holdings, LLC**, for a Zone Change, for a property located at 45 South Main Street, so as to change the Zone from B-2 to Special Design District #13 (SDD13) as detailed in documents submitted to the Land Use Agency April 5, 2022

**(Will be Continued to a Special Meeting on May 26) Application 22.15 by Town of Newtown Parks and Recreation Department**, for a Special Exception for a property located at 46 Mile Hill Road South/Keatings Farm, to permit the construction of a Bicycle Playground, as shown in a set of plans titled, "Construction Documents, Fairfield Hills Campus, Bicycle Playground, Newtown CT" dated March 23, 2022, and supporting documents submitted to the Land Use Agency April 6, 2022.

*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*

**(Continuation) Application 22.07 by Wharton Equity Partners LLC**, for a Special Exception located at 10 Hawleyville Road and 1 Sedor Lane, so as to permit the construction of a 344,880 sq. ft. warehouse with truck docks, trailer and vehicle parking spaces, and associated site work as demonstrated on a set of plans titled “Land Development Plan For Proposed Warehouse Development, 10 Hawleyville Road, Newtown, Connecticut” dated January 12, 2022, revised May 3, 2022, and supporting documents submitted to the Land Use Agency March 1, 2022, and revisions as received.

#### **4. Adjournment**