



**TOWN OF NEWTOWN**

P&Z MINUTES  
**REGULAR MEETING**

Thursday, December 16, 2021 at 7:00 p.m.  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** Dennis Bloom, Roy Meadows, Corrine Cox, David Rosen, Connie Widmann, Brian Leonardi, Gregory Rich

**Absent:** Kersti Ferguson, David Rosen

**Staff:** George Benson, Director of Planning, Helen Fahey, Clerk

Mr. Meadows called the meeting to order at 7:02pm

**Public Hearings**

**Application 21.28 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #11 (SMVDD11) as demonstrated on a set of plans titled, "Town Walk Residences on South Main, Newtown CT" dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.**

**Application 21.29 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD11) located at 35 South Main Street, so as to permit the construction of a three-story residential building for apartments as described in documents submitted to the Land Use Agency dated received November 16, 2021.**

**Application 21.30 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, "Town Walk Residences on South Main, Newtown CT" dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.**

Mr. Meadows moved to continue the public hearing to the next regular meeting of January 6, 2022 at 7pm in the Council Chambers. Ms. Cox seconded. All were in favor and the public hearing was continued.

**Discussion and Vote**

**Application 21.26 by Santo Silvestro for a Subdivision located at 18 Platts Hill Road, as demonstrated on a set of plans titled "Overall Site Plan 18 Platts Hill Road Newtown, Connecticut" dated 10/10/21, and supporting documents submitted to the Land Use Agency 10/12/21, 11/4/21, 11/12/21, 11/24/2021 and 12/2/21.**

Mr. Meadows spoke about the issues he has with the application including accessibility to lot 4 and the lack of a fire suppression tank as required by the Fire Marshall. Mr. Meadows said they have not met the criteria for a subdivision. Mr. Bloom agreed and said he would want to see a driveway for each one of the proposed lots.



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Mr. Benson shared that there have been enforcement issues with the property and this application was supposed to rectify those but the application does not comply with the regulations. Ms. Widmann said one driveway for 3 lots is against regulations and Mr. Benson explained that waivers can be granted but there needs to be a legitimate reason for it.

Mr. Bloom asked if the wetlands requirements were met and Mr. Benson said no.

Mr. Meadows said we should turn down the application because the regulations for subdivision have not been met. Mr. Rich agreed.

Ms. Cox read the following into record:

*BE IT RESOLVED that Application 21.26 by Santo Silvestro for a Subdivision located at 18 Platts Hill Road, as demonstrated on a set of plans titled "Overall Site Plan 18 Platts Hill Road Newtown, Connecticut" dated 10/10/21, and supporting documents submitted to the Land Use Agency 10/12/21, 11/4/21, 11/12/21, 11/24/21 and 12/2/21. IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DENIED WITHOUT PREJUDICE for the following reasons:*

- 1. Memos recommending not to approve the proposed application from all staff; including the Fire Marshal, Town Engineer, Health District Sanitarian, and Land Use Deputy Director.*
- 2. Absence of an Inland Wetlands approval or, listing as non-regulated activity by the Inland Wetlands Commission or its Agent.*
- 3. The Planning and Zoning Commission requested required information during the public hearing and did not receive it, including:*
  - a. Cut and fill calculations*
  - b. Driveway access to all proposed lots*
  - c. Fire suppression tank location and installation*
  - d. Complete septic and well information for all proposed lots*
  - e. A complete recording survey map*
  - f. A complete existing conditions map*
  - g. A letter of archeological review and recommendation*
  - h. Incomplete and erroneous labeling of proposed site plans*

*BE IT FURTHER RESOLVED that this dis-approval shall become effective January 8, 2022.*

Mr. Meadows so moved. Mr. Rich seconded



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The Commission voted as follows:

Dennis Bloom - AYE  
Corrine Cox - AYE  
Roy Meadows - AYE  
Gregory Rich - AYE

The motion to dis-approve Application 21.26 carried unanimously.

**Approval of Minutes**

Mr. Bloom moved to approve the minutes of December 2, 2021. Mr. Meadows seconded. All in favor. The minutes from December 2, 2021 were approved.

**Adjournment**

Mr. Meadows moved to adjourn. Ms. Cox seconded. All members were in favor and the meeting was adjourned at 7:33 p.m.