



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Thursday, September 3, 2020 at 7:30 P.M.

Zoom Virtual Meeting Participation Information

Call-In Number: +1 646 558 8656

Meeting ID: 878 7967 4109 #

Website: <https://us02web.zoom.us/j/87879674109>

1. **New Business**
2. **Chairman's Report**
3. **Discussion and Action – Public Hearing Closed**

Application 20.04 by Nora and David McGrath, for a Text Amendment to § 7.03.220 of the Zoning Regulations of the Town of Newtown, to amend the Buildings Housing Animals regulation to include a reduced setback for ten (10) or fewer hens, as described in documents submitted to the Land Use Agency 7/20/20.

4. **Public Hearings**

(continued) Application 20.05 by GRC Construction, for a 4-lot Conservation Subdivision of a property located at 11 (formerly 13) Old Hawleyville Road, as shown on a set of plans titled, "Compilation Plan Prepared for GRC Construction, LLC, 13 Old Hawleyville Road, Newtown, Connecticut" dated 7/8/20 and supporting documents submitted to the Land Use Agency 7/21/20 and 8/24/20.

(continued) Application 20.06 by Thomas Venturino, for a Special Exception for a property located at 55 Botsford Hill Road, so as to permit the construction of a pole barn with a total footprint of 55' x 62' (3,410 sq. ft.) to be used for personal vehicle and tool storage, as shown on a set of plans titled, "Zoning Location Survey, Prepared for Thomas M. Venturino, 55 Botsford Hill Road, Newtown, Connecticut" dated 7/17/20 and supporting documents submitted to the Land Use Agency 7/21/20 and 8/20/20.

(continued) Application 20.08 by Steven and Jennifer Doyle, for a 2-lot Re-subdivision of a property located at 15 Swamp Road, as shown on a set of plans titled, "Re-subdivision Lot 4, Gold Estates, Assessor's Map 47, Block 9, Lot 20-4, Steven and Jennifer Doyle, 15 Swamp Road, Newtown, Connecticut" dated 4/1/20 rev. 8/20/20 and supporting documents submitted to the Land Use Agency 7/30/20 and 8/20/20.

(continued) Application 20.03 by James F. Walsh, for a Special Exception, for a property located at 32 Berkshire Road, so as to permit the development of a 14,000 square foot building with retail use and a restaurant, as shown on a set of plans titled "Coach's Corner, 32 Berkshire Road (44/4/2) & 44/4/4, Sandy Hook, Connecticut" dated 2/18/20 rev. 4/20/20, and supporting documents submitted to the Land Use Agency 2/19/20, 2/25/20, 4/20/20, and 8/20/20.

(continued) Application 20.07 by the Town of Newtown, for four Text Amendments of the Zoning Regulations of the Town of Newtown, regarding the following sections—

§1.02: Amend the definition of Community Residence

§3.02.472: Add density calculation for Assisted Living Housing

§7.03: Amend the height limit for industrial structures

—as described in documents submitted to the Land Use Agency 7/30/20.

Application 20.09 by Paul Hilario, for a Special Exception and Site Development Plan, for a property located at 135-139 Mount Pleasant Road, so as to permit the construction of buildings to store trucks and equipment and to perform repairs, as demonstrated on a set of plans titled “Site Development Plans Prepared for Hilario’s Service Center, Inc.” dated 3/10/17 last revised 7/8/20, and documents submitted to the Land Use Agency 8/12/20 and 8/14/20.

5. Director’s Report and Communications

6. Approval of Minutes

August 20, 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/1Mmt2d75eM41WQxNAolUhbF-3OWgKwutW>