



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**AGENDA**  
**REGULAR MEETING**

Thursday, March 4, 2021 at 7:00 p.m.

**Zoom Virtual Meeting Participation Information**

Thursday, March 4, 2021 at 7:00 P.M.

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

Meeting ID: 915 2882 9315 #

Website: <https://zoom.us/j/91528829315>

**1. New Business**

**2. Chairman's Report**

**3. Public Hearings**

**(continued) Application 21.03 by the Town of Newtown Land Use Agency**, for a Text Amendment to §3.01.331-333 of the Town of Newtown Zoning Regulations, so as to (1) eliminate the seven year requirement for detached accessory apartments, (2) eliminate the lot size requirement for detached accessory apartments, (3) increase the detached accessory apartment maximum square footage from 800 to 1,000, and (4) convert detached accessory apartments from Special Exception Use to Accessory Use, as demonstrated on documents submitted to the Land Use Agency 1/26/21 revised 3/1/21.

**4. Referrals**

**Referral 21.04 from the Town of Newtown Board of Selectmen**, for the review and possible action on the Fairfield Hills Master Plan Review Committee's 2019 Recommendations, as detailed in a document titled "Fairfield Hills Master Plan Review Committee (2018) Recommendations" dated 7/19/19 and submitted to the Land Use Agency 1/25/21, consistent with §6.03.230 of the Town of Newtown Zoning Regulations: "Amendments to the approved master plan may be considered by the Commission upon application by the Town of Newtown."

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

**6. Approval of Minutes**

February 18, 2021

**7. Executive Session to Discuss Pending Litigation**

**8. Adjournment**

Copy and paste the following URL in your web browser to access documents pertinent to this meeting: <https://drive.google.com/drive/folders/1w1C2UNSn6KdW1lisD7xxoE8rLauQ7DPF>