



TOWN OF NEWTOWN

**Planning and Zoning Commission
Revised AGENDA
REGULAR MEETING
Thursday, June 3, 2021 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470**

Any persons who prefer not to attend in person can call the provided dial-in number to listen to meeting or to make public comment.

Call in: 304-410-0160
PIN: 768 869 169#

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

Application 21.15a by Country Camper of CT LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD10) located at 201 South Main Street, so as to permit retail sales and rental of camp trailers and motorhomes as described in documents submitted to the Land Use Agency dated received 5/3/21.

Application 21.15 by Country Camper of CT LLC, for a Zone Change, for a property located at 201 South Main Street, so as to change the Zone from M-1 to Special Development District (SDD10) as demonstrated on a set of plans titled, "Country Camper, Permitting Set, 201 South Main Street, Newtown" dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received 5/ 3/21.

Application 21.16 by Country Camper of CT LLC, for a Special Exception, for a property located at 201 South Main Street, so as to permit uses as listed on document titled, "Special Development District #10 (SDD10)", dated 5/3/21, located within the South Main Village Design District, as demonstrated on a set of plans titled, "Country Camper, Permitting Set, 201 South Main Street, Newtown" dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received 5/3/21.

Application 21.13a by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD9) located at 185 South Main Street and 54 Pecks Lane, so as to permit the construction of a two-story residential building for apartment use with allowing additional uses typically permitted in the M1 zone as described in documents submitted to the Land Use Agency 4/30/21.

Application 21.13 by Robert Sherwood, for a Zone Change, for a property located at 185 South Main Street and 54 Pecks Lane, so as to change the Zone from M-1 to Special Development District (SDD9) as demonstrated on a set of plans titled, "Pecks Lane Apartments, Pecks Lane, Newtown CT" dated April 28, 2021 and documents submitted to the Land Use Agency dated received 4/30/21.

Application 21.14 by Robert Sherwood, for a Site Development Plan, for a property located at 185 South Main Street and 54 Pecks Lane, so as to permit apartments located within the Special Development District (SDD9), as demonstrated on a set of plans titled, “Pecks Lane Apartments, Pecks Lane, Newtown CT” dated April 28, 2021 and documents submitted to the Land Use Agency dated received 4/30/21.

Application 21.17 by Kurt Lenahan, for a Special Exception, for a property located at 8 Toddy Hill Road, so as to permit proposed landscape storage bins, regrading for parking area, gravel driveway for site access, stockpile areas of landscaping materials, and a 25x100 ft. garage as demonstrated on a set of plans titled, “Site Plan, Kurt Lenahan, Map 45, Block 1, Lot 64, #8 Toddy Hill Road, Newtown, Connecticut” dated April 8, 2021 and all supporting documents submitted to the Land Use Agency dated received 5/3/21.

4. Director’s Report

5. Approval of Minutes

May 20, 2021

6. Adjournment

Copy and paste the following URL in your web browser to access documents pertinent to this meeting:

<https://drive.google.com/drive/folders/12ZXW005Ib4DQ19PgDYgEgj6FdMubaBam?usp=sharing>