



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers, 3 Primrose Street
April 19, 2018 7:30 P.M.

****AMENDED****

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

a. Discussion/Possible Action Items:

Application 17.21 by 79 Church Hill Road, LLC., for a Zone Change Application for a property located at 79 Church Hill Road, Newtown, CT, from Business and Professional Office Zone to Incentive Housing Overlay Zone-10 to accommodate mixed development use, as outlined in the application and supporting documents received to the Land Use Agency on December 11, 2017.

THIS APPLICATION HAS BEEN WITHDRAWN

Application 17.23 by 79 Church Hill Road, LLC., for a Special Exception Application for a property located at 79 Church Hill Road, Newtown, CT to construct a mixed use development consisting of a 2-story Commercial building with a footprint of 8,760 square feet and a 2-story Commercial building with a footprint of 20,180 square feet; as well as 6 Incentive Housing buildings consisting of 224 units, clubhouse facilities, parking, and necessary site improvements, with requests to modify/reduce a setback from street provision and parking requirements, as permitted by the Zoning Regulations, as outlined on a set of plans titled "Incentive Housing Overlay Development, Hunters Ridge, 79 Church Hill Road, Newtown, CT" dated November 10, 2017, received December 11, 2017.

THIS APPLICATION HAS BEEN WITHDRAWN

Application 18.02 by 79 Church Hill Road, LLC., for a Zoning Amendment to the Town of Newtown Zoning Regulations to amend § 3.03.400(b) Setbacks and § 3.03.610 Parking of the Incentive Housing Overlay Zone (IHOZ) as outlined in detail in the application and document titled "Exhibit A", submitted to the Land Use Agency, received January 12, 2018.

THIS APPLICATION HAS BEEN WITHDRAWN

Application 18.04 by Aquarion Water Company, for a Special Exception to construct a public utility water tank at a property located at 13 Old Green Road, Newtown, CT, as detailed in the application and shown on a set of plans titled "Aquarion Water Company of Connecticut, Newtown Low Service Area Tank, 13 Old Green Road, Newtown, Connecticut" dated 3/16/18

4. **Acceptance of Minutes**
- March 1, 2018, April 5, 2018
5. **Committee Reports**
6. **Other**
7. **Adjournment**