



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**AMENDED AGENDA**  
**REGULAR MEETING**

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

**1. New Business**

**2. Chairman's Report**

**3. Public Hearings - Discussion/Possible Action Items:**

- a. **Application 18.10 by the Town of Newtown** for a Text Amendment to the Zoning Regulations of the Town of Newtown to remove the Fee Schedule – Appendix A, and remove § 8.07.321, 8.08.337, 8.08.439, 9.09.224, 10.01.320, 11.01.220, 12.01.320, 13.01.300, 13.02.300.
- b. **Application 18.13 by the Town of Newtown** for a Text Amendment to the Town of Newtown Zoning Regulations to § 8.03.610 Parking Schedule of Minimum Requirements, for Affordable Housing Developments and dwelling units for elderly families.
- c. **Application 18.14 by the Town of Newtown** for a Text Amendment to the Town of Newtown Zoning Regulations to include § “8.01.626 Affordable Housing Developments and dwelling units for elderly families, One single-facing or double facing sign, Size: 20 square feet”.
- d. **Application 18.05 by Dauti Construction, LLC.**, for a modification to the Site Development Plan for 95-99 Church Hill Road, Edona Commons, originally approved 6/19/2011, as shown on a set of plans titled “As-Built Plan, Sheet 2 of 6, Project#050-2005, Prepared for Dauti Construction, LLC 95-99 Church Hill Road, Newtown, Connecticut” dated 4/3/18. (Continuation)
- e. **Application 18.12 by Claris Construction** for a Text Amendment to the Zoning Regulations of the Town of Newtown to amend the language of the M2A Zone as shown in a document titled “Article V Industrial Zones” received to the Land Use Agency on May 16, 2018.
- f. **Application 18.08 by 18 Commerce Road, LLC**, for a Text Amendment to the Town of Newtown Zoning Regulations to add Medical Marijuana Dispensary Facilities as a use permitted by Special Exception in the M-5 Industrial Zone as detailed in an application submitted to the Land Use Agency dated May 4, 2018.
- g. **Application 18.09 by 18 Commerce Road, LLC**, for a Special Exception for a property located at 18 Commerce Road, for a Medical Marijuana Dispensary Facility as proposed in an application submitted to the Land Use Agency on May 4, 2018 and detailed on plans titled “Health Vitality Center of CT, Property Map prepared for 18 Commerce Drive, LLC, 18 Commerce Road, Newtown, Connecticut 06470” dated May 3, 2018.
- h. **Application 18.11 by Prithvi Real Estate Management, LLC** for a Special Exception for a property located at 94 South Main Street, for a veterinary facility as proposed in an application submitted to the Land Use Agency on May 16, 2018 and detailed on plans titled “Pleasant Paws Pet Center,

94 South Main Street, Newtown, Connecticut, Prepared for Prithvi Real Estate Management, LLC.” dated May 8, 2018.

- i. **Application 18.15 by Prithvi Real Estate Management LLC**, for a Zone Change for a property located at 94 South Main Street, from an R-1 Zone to the Special Design District #5 (SDD5), as shown on a map titled “Pleasant Paws Pet Center, 94 South Main Street, Newtown, Connecticut, Sheet 1.40” dated May 8, 2018.

**4. Committee Reports**

**5. Other**

**6. Acceptance of Minutes**

- May 3, 2018
- May 17, 2018

**7. Adjournment**