

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
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**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**Meeting Voting Record**  
**REGULAR MEETING**

**Thursday, November 4, 2021 at 7:00 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** Don Mitchel, Barbara Manville, Dennis Bloom, David Rosen, Gregory Rich, Andrew Rosen

**Absent:** Roy Meadows, Corrine Cox

**Staff:** Rob Sibley, Deputy Director of Land Use, Helen Fahey, Clerk

Mr. Mitchell called the meeting to order at 7:02 p.m.

**Public Hearings**

**Application 21.24 by Teton Capital Company, LLC for 0, 6, 8, Commerce Road, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Zoning District Active Adult Housing Conservation Design District (AAHCDD), so as to permit the development of 170 +/- units of housing as described in documents submitted to the Land Use Agency 10/6/21.**

Ms. Manville moved to close the public hearing on Applications 21.24 & 21.25. Mr. Bloom seconded. All were in favor and the public hearings were closed at 7:53pm

Mr. Mitchell designated Mr. Rich and Mr. Marone to sit in place of Mr. Meadows and Ms. Cox for these applications.

Mr. Mitchell read the following into the record:

*BE IT RESOLVED that Application 21.24 by Teton Capital Company, LLC for 0, 6, 8, Commerce Road, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Zoning District Active Adult Housing Conservation Design District (AAHCDD), so as to permit the development of 170 +/- units of housing as described in documents submitted to the Land Use Agency 10/6/21 IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.*

*BE IT FURTHER RESOLVED that the approval shall become effective November 27, 2021.*

Mr. Rich so moved. Mr. Bloom seconded

The Commission voted as follows:

*These minutes are subject to the approval of the Commission.  
Copies of applications and documents are on file at the Land Use Agency.*

Don Mitchell - AYE  
Gregory Rich - AYE  
Andrew Marone - AYE  
Barbara Manville - AYE  
Dennis Bloom - AYE

The motion to approve Application 21.24 carried unanimously.

**Application 21.25 by Teton Capital Company, LLC for a Zone Change, for a property located at 0, 6, 8, Commerce Road so as to change the Zone from M-5 to Active Adult Housing Conservation Design District (AAHCDD) as demonstrated on plans titled, "Compilation Plan- Lot Line Revision, 6 & 8 Commerce Road, Newtown, Connecticut" dated February 8, 2021 and documents submitted to the Land Use Agency October 6, 2021.**

Mr. Mitchell read the following into the record:

*BE IT RESOLVED that Application 21.25 by Teton Capital Company, LLC for a Zone Change, for a property located at 0, 6, 8, Commerce Road so as to change the Zone from M-5 to Active Adult Housing Conservation Design District (AAHCDD) as demonstrated on plans titled, "Compilation Plan- Lot Line Revision, 6 & 8 Commerce Road, Newtown, Connecticut" dated February 8, 2021 and documents submitted to the Land Use Agency October 6, 2021 IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.*

*BE IT FURTHER RESOLVED that the approval shall become effective November 27, 2021.*

Mr. Rich so moved. Mr. Bloom seconded.

The commission voted as follows:

Don Mitchell - AYE  
Gregory Rich - AYE  
Andrew Marone - AYE  
Barbara Manville - AYE  
Dennis Bloom - AYE

The motion to approve Application 21.25 carried unanimously.

**Application 21.26 by Santo Silvestro for a Subdivision located at 18 Platts Hill Road, as demonstrated on a set of plans titled "Overall Site Plan 18 Platts Hill Road Newtown, Connecticut" dated 10/10/21, and supporting documents submitted to the Land Use Agency 10/12/21.**

Mr. Mitchell moved to continue the public hearing to the meeting of 11/18/21 at 7pm in the Council Chambers. Mr. Rich seconded. All were in favor. The hearing of Application 21.26 will be continued

**Application 21.27 by Sundaram, LLC for 62-64 Church Hill Road, for three Text Amendments to §2.03.400 and §4.03.317, of the Zoning Regulations of the Town of Newtown as demonstrated on documents submitted to the Land Use Agency 10/15/21**

Ms. Manville moved to close the public hearing on Application 21.27. Mr. Meadows seconded. All were in favor and the public hearing was closed at 9:03 p.m.

Mr. Mitchell designated Mr. Rich and Mr. Rosen to sit in place of Mr. Meadows and Ms. Cox for these applications

Mr. Mitchell read the following into the record:

*BE IT RESOLVED that Application 21.27 by Sundaram, LLC for 62-64 Church Hill Road, for three Text Amendments to §2.03.400 and §4.03.317, of the Zoning Regulations of the Town of Newtown as demonstrated on documents submitted to the Land Use Agency 10/15/21 IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DISAPPROVED*

Ms. Manville so moved. Mr. Rosen seconded.

The commission voted as follows:

Don Mitchell - AYE  
Gregory Rich - AYE  
David Rosen - AYE  
Barbara Manville - AYE  
Dennis Bloom - AYE

The motion to disapprove Application 21.27 carried unanimously.

**(Continued) Application 21.22 by Sundaram, LLC, for a Special Exception, for a property located at 62-64 Church Hill Road, so as to permit a drive-through window as demonstrated on a set of plans titled, "Sundaram LLC Newtown Mobile Station 62-64 Church Hill Road Newtown, CT 06470" dated 6/21/21, revised 9/15/21 and all supporting documents submitted to the Land Use Agency dated received August 4, 2021.**

Mr. Mitchell read the following into record:

*BE IT RESOLVED that Application 21.22 by Sundaram, LLC, for a Special Exception, for a property located at 62-64 Church Hill Road, so as to permit a drive-through window as demonstrated on a set of plans titled, "Sundaram LLC Newtown Mobile Station 62-64 Church Hill Road Newtown, CT 06470" dated 6/21/21, revised 7/22/21, 9/15/21, 9/21/21 and all supporting documents submitted to the Land Use Agency dated received August 4, 2021 IS HEREBY FOUND INCONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE DISAPPROVED*

Ms. Manville so moved. Mr. Bloom seconded.

The commission voted as follows:

Don Mitchell - AYE  
Gregory Rich - AYE  
David Rosen - AYE  
Barbara Manville - AYE  
Dennis Bloom - AYE

The motion to disapprove Application 21.21 carried unanimously.

### **Minutes**

Mr. Mitchell moved to approve the minutes from the meeting of October 21, 2021. Mr. Rosen seconded. All were in favor and the minutes from the meeting of October 21, 2021 were approved.

### **Adjournment**

Mr. Rosen made a motion to adjourn. Ms. Manville seconded. All members were in favor and the meeting was adjourned at 9:15 p.m.

*Respectfully submitted,  
Helen Fahey, Clerk*