

3 PRIMROSE STREET  
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**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

MINUTES  
MEETING VOTING RECORD  
Thursday, July 6, 2023 at 7:00 p.m.  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** Dennis Bloom, Corrine Cox, Gregory Rich, David Rosen, Roy Meadows

**Absent:** Kersti Ferguson, Brian Leonardi, Connie Widmann,

**Staff:** Rob Sibley, Director of Land Use, Dawn Fried, Clerk

Mr. Bloom called the meeting to order at 7:00 pm.

Mr. Bloom designated Mr. Rosen to vote in place of Ms. Ferguson.

**Public Hearing**

**(Continued) Application 23.13 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown,** to §1.02, §3.01 and §8.11, to define Mobile Food Establishments, to define their uses in Brew Pubs, Distilleries and Farmers Markets, and to modify the special event regulations, as demonstrated by supporting documents submitted to the Land Use Agency 05/19/23.

Mr. Rich moved to continue Application 23.13 to the next regularly scheduled meeting on July 20, 2023 at 7 pm in the Council Chambers. Mr. Rosen seconded. All were in favor and Application 23.13 was continued to July 20, 2023 at 7 pm in the Council Chambers.

**Application 23.14 by Alan Benaim, Blue Rock Property Group, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown,** to §13.01 and to define Self-Service Storage as demonstrated by supporting documents submitted to the Land Use Agency 05/25/23.

Mr. Rich moved to continue Application 23.14 to the next regularly scheduled meeting on July 20, 2023 at 7 pm in the Council Chambers. Mr. Meadows seconded. All were in favor and Application 23.14 was continued to July 20, 2023 at 7 pm in the Council Chambers.

**Application 23.15 by Mark Briganti, for a 2-Lot Subdivision located at 38 Black Bridge Road,** as demonstrated on a set of plans titled "Site Development Plan Prepared for Mark Briganti, 38 Black Bridge Road, Sandy Hook, CT" dated 04/13/23, and supporting documents submitted to the Land Use Agency June 9, 2023.

Mr. Bloom moved to continue Application 23.15 to the next regularly scheduled meeting on July 20, 2023 at 7 pm in the Council Chambers. Mr. Meadows seconded. All were in favor and Application 23.15 was continued to July 20, 2023 at 7 pm in the Council Chambers.

**Application 23.16 by Kostas Hatzikostas, for a Special Exception Use located at 17 Berkshire Road,** so as to permit the use of the property for a personal training studio §4.01.312, as demonstrated by supporting documents submitted to the Land Use Agency 06/12/23.

Mr. Rich moved to close the public hearing on Application 23.16. Mr. Meadows seconded. All were in favor and the public hearing was closed at 8:31pm.

Ms. Cox read the following into record:

*BE IT RESOLVED that Application 23.16 by Kostas Hatzikostas, for a Special Exception Use located at 17 Berkshire Road, so as to permit the use of the property for a personal training studio §4.01.312, as demonstrated by supporting documents submitted to the Land Use Agency 06/12/23 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 June 29, 2023.*

Mr. Meadows so moved. Mr. Rich seconded.

The Commission voted as follows:

Dennis Bloom - AYE  
Corrine Cox - AYE  
Gregory Rich - AYE  
Roy Meadows - AYE  
David Rosen - AYE

The motion to APPROVE Application 23.16 carried unanimously 5-0.

### **Approval of the Minutes**

Mr. Meadows moved to approve the minutes of June 15, 2023. Mr. Rosen seconded. All were in favor and the minutes of June 15, 2023 were approved.

### **Adjournment**

Mr. Rosen moved to adjourn. Ms. Cox seconded. All members were in favor and the meeting was adjourned at 8:44 p.m.

*\* Please note any amendments or corrections to these minutes will be reflected in the subsequent meeting's minutes when the minutes are approved by the Commission.\**

*Respectfully submitted,  
Dawn Fried, Clerk*