

3 PRIMROSE STREET
NEWTOWN, CT 06470
TEL. (203) 270-4276



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

SPECIAL MEETING
Thursday, May 26, 2022 at 7:00 p.m.
Multi-Purpose Room 3, Community Center
8 Simpson Street, Newtown, CT 06470

Present: Dennis Bloom, Corrine Cox, Gregory Rich, Brian Leonardi, David Rosen, Connie Widmann

Absent: Kersti Ferguson

Staff: George Benson, Director of Planning, Helen Fahey, Clerk

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

Discussion and Actions

Application 22.10 by Hawleyville Development LLC, for a Special Exception and amendment to Site Development Plan, originally approved April 1, 2004, for a property located at 64 Barnabas Road, to permit the construction of a 6,600 sq. foot building with related parking, driveway, septic system, and drainage facility improvements adjacent to an existing commercial building, as shown in a set of plans titled, "Site Development Plans, 64 Barnabas Road, Newtown, Connecticut" dated September 13, 2021, revised March 17, 2022 and May 5, 2022, and supporting documents submitted to the Land Use Agency March 30, 2022.

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

Mr. Meadows spoke about extending the walkway down further toward the existing office building. There was discussion amongst the Commissioners and Mr. Benson about the possibility of adding a walkway and if there was a need. It was concluded there is not enough foot traffic in the area to warrant the need for a bigger walkway.

Ms. Cox read the following into the record:

BE IT RESOLVED that Application 22.10 by Hawleyville Development LLC, for a Special Exception and amendment to Site Development Plan, originally approved April 1, 2004, for a property located at 64 Barnabas Road, to permit the construction of a 6,600 sq. foot building with related parking, driveway, septic system, and drainage facility improvements adjacent to an existing commercial building, as shown in a set of plans titled, "Site Development Plans, 64 Barnabas Road, Newtown, Connecticut" dated September 13, 2021, revised March 17, 2022 and May 5, 2022, and supporting documents submitted to the Land Use Agency March 30, 2022. IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

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BE IT FURTHER RESOLVED that the approval shall become effective June 18, 2022.

Mr. Meadows so moved. Mr. Rosen seconded.

The Commission voted as follows:

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

The motion to approve Application 22.10 carried unanimously.

Public Hearings

Application 22.14 by DaSilva Holdings, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Design District (SDD13) located at 45 South Main Street, so as to permit a larger percentage of the residential/commercial building to be used for residential space as described in documents submitted to the Land Use Agency dated received April 5, 2022.

Application 22.13 by DaSilva Holdings, LLC, for a Zone Change, for a property located at 45 South Main Street, so as to change the Zone from B-2 to Special Design District #13 (SDD13) as detailed in documents submitted to the Land Use Agency April 5, 2022

Eric DaSilva, DaSilva Holdings, LLC, 45 South Main Street, explained the project to the Commission. The building operates currently as a business downstairs with 1 residential unit upstairs. Mr. DaSilva is seeking to change the back portion of the commercial office downstairs into a 2 bedroom, 1.5 bathroom residential unit within the existing building. The only changes being made to the outside of the building consist of adding a door to the back of the building and turning the side doors into windows. Mr. DaSilva said the use will be less intense than when a Real Estate Business operated there. No additional lighting or fire hydrants are being proposed and the lot is served by public sewer and water. The driveway is also staying the same.

Mr. Bloom asked how old the building is. Mr. DaSilva said the building is from 1920.

Mr. Benson said the purpose of the Special Development District is to preserve. By reusing and preserving the existing building this proposal fulfills that purpose.

Ms. Widmann questioned if approving a zone change tonight would allow someone to buy the property in the future and turn the building into something else. Mr. Benson clarified that the

existing site plan is part of the approval. Any modifications to the building or parking would require P&Z approval.

Mr. Leonardi asked what percentage of the building is currently residential. Mr. DaSilva said that the entire second floor is residential. The new back addition will be around 1,000 sq. ft. making more than 50% of the building residential. Mr. Meadows confirmed that the building will have 2 apartments and 1 Law Office/Commercial space. Mr. DaSilva affirmed.

Mr. Leonardi asked if the rental would be market rate. Mr. DaSilva said yes.

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

Mr. Rich moved to close the public hearing on Applications 22.13 and 22.14. Ms. Cox seconded. All were in favor and the public hearing was closed at 7:35pm.

Ms. Cox read the following into the record:

BE IT RESOLVED that Application 22.13 by DaSilva Holdings, LLC, for a Zone Change, for a property located at 45 South Main Street, so as to change the Zone from B-2 to Special Design District #13 (SDD13) as detailed in documents submitted to the Land Use Agency April 5, 2022. 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 18, 2022.

Mr. Rich so moved. Mr. Meadows seconded.

The Commission voted as follows:

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

The motion to approve Application 22.13 carried unanimously.

Ms. Cox read the following into the record:

BE IT RESOLVED that Application 22.14 by DaSilva Holdings, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Design District (SDD13) located at 45 South Main Street, so as to permit a larger percentage of the residential/commercial building to be used for residential space as described in documents submitted to the Land Use Agency dated received April 5, 2022. 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 18, 2022.

Mr. Meadows so moved. Mr. Rich seconded.

The Commission voted as follows:

Dennis Bloom - AYE

Roy Meadows - AYE

Corrine Cox - AYE

Gregory Rich - AYE

David Rosen – AYE

The motion to approve Application 22.14 carried unanimously.

Application 22.15 by Town of Newtown Parks and Recreation Department, for a Special Exception for a property located at 46 Mile Hill Road South/Keatings Farm, to permit the construction of a Bicycle Playground, as shown in a set of plans titled, “Construction Documents, Fairfield Hills Campus, Bicycle Playground, Newtown CT” dated March 23, 2022, and supporting documents submitted to the Land Use Agency April 6, 2022.

Mr. Rich moved to continue the public hearing on Application 22.15 to a Regular Meeting on June 16, 2022 at 7:00 pm, location TBD. Mr. Rosen seconded. All were in favor and the public hearing was continued to a Regular Meeting on June 16, 2022 at 7:00 pm, location TBD.

Approval of Minutes

Mr. Meadows moved to approve the minutes of April 21, 2022. Mr. Rich seconded. All were in favor and the minutes from April 21, 2022 were approved.

Mr. Rich moved to approve the minutes of May 5, 2022. Mr. Rosen seconded. All were in favor and the minutes from May 5, 2022 were approved.

** 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.**

Adjournment

Mr. Rosen moved to adjourn. Ms. Cox seconded. All members were in favor and the meeting was adjourned at 7:40 p.m.

*Respectfully submitted,
Helen Fahey, Clerk*