

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

**Planning and Zoning Commission  
AGENDA**

**REGULAR MEETING**

**Thursday, January 4, 2024 at 7:00 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

This in-person meeting can be viewed, live stream, at <https://vimeo.com/event/729428>

**1. Public Hearings**

**Application 23.22 by Newtown Planning and Zoning Commission**, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02 to add to the Farming definition the allowance of Pig Farming and §3.01, to allow the Permitted Uses and Special Exceptions of Pig Farming in Farming and Residential Zones, as demonstrated by supporting documents submitted to the Land Use Agency 11/08/23.

**Application 23.24 by 42 Hawleyville Road LLC**, for a Site Development Plan, for a property located at 42 Hawleyville Road, so as to permit the construction of a 12 single-family residential housing project, as an affordable housing application pursuant to General Statutes §8-30g, as demonstrated on a set of plans titled "Site Development Plans, 42 Hawleyville Road, Newtown, CT prepared for 42 Hawleyville Road, LLC" dated 12/20/22 and revised 10/12/23 and all supporting documents submitted to the Land Use Agency November 21, 2023.

**Application 23.25 by Misiti LLC**, for a Site Development Plan, for a property located at 115 Church Hill Road, so as to permit the change of use from business to residential to create two 1-bedroom apartments, as demonstrated on a set of plans title "Property Survey, prepared for Misiti, LLC 113, 115 Church Hill Road, Sandy Hook, Connecticut" date 07/06/98 and all supporting documents submitted to the Land Use Agency December 4, 2023.

**Application 23.26 by Paul Hilario**, for an Amendment to a Special Exception to relocate an existing detached garage to the north side of the existing building and to connect the buildings with a breezeway, located at 135-139 Mount Pleasant Road, as demonstrated on a set of plans titled "Layout & Materials Plan Prepared for Hilario's Service Center, Inc., 135-139 Mt. Pleasant Rd. (RT. 6) Newtown, CT" dated 03/10/17, and supporting documents submitted to the Land Use Agency December 11, 2023.

*If you plan to attend this meeting and require assisted hearing devices, please contact the Office of the First Selectman (203) 270-4201 at least forty-eight (48) hours prior to the meeting*

**Application 23.27 by Dayton Crossing, LLC**, for an Amendment to a Special Exception, for a property located at 24 Glen Road, so as to allow the side setback change from 5' to 2' and to convert office/retail space to 2-bedroom apartments, as demonstrated on a set on plans titled "Partial As-Built Prepared for Michael Burton Builders, 24 Glen Road, Sandy Hook, CT" dated 06/27/23 and revised on 12/01/23, and supporting documents submitted to the Land Use Agency December 15, 2023.

**2. Director's Report**

**3. Approval of the Minutes**

November 2, 2023 and December 7, 2023

**4. Adjournment**