



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**AGENDA**  
**REGULAR MEETING**

Thursday, May 20, 2021 at 7:00 p.m.

**Zoom Virtual Meeting Participation Information**

Thursday, May 20, 2021 at 7:00 P.M.

Call-In Number: +1 929-205-6099

Meeting ID: 952 5181 5207 #

Website: <https://zoom.us/j/95251815207>

- 1. New Business**
- 2. Chairman's Report**
- 3. Public Hearings**

**Application 21.10 by Melanie and Brian Di Stante** for a Special Exception, for a property located at 214 Berkshire Road, so as to permit the construction of a 2,880 sq ft hobby/storage garage as demonstrated on plans titled, "Proposed Zoning Location Survey, Prepared for Melanie Di Stante, MBLU 54-09-32, 214 Berkshire Road, Newtown, Connecticut" dated 3/15/21 and documents submitted to the Land Use Agency 4/13/21.

**Application 21.12 by John Vollmer, River Park Properties** for a Site Development Plan, for a property located at 21 Commerce Road, so as to permit the construction of a building with 10,000 sq ft garage/storage space and 2,500 sq ft office space, as demonstrated on a set of plans titled, "Site Improvements, River Park Properties LLC, 19 Commerce Road, Newtown Connecticut" dated 4/12/21 rev. 4/16/21, and documents submitted to the Land Use Agency 4/14/21.

**Application 21.13 by Robert Sherwood**, for a Zone Change, for a property located at 185 South Main Street and 54 Pecks Lane, so as to change the Zone from M-1 to South Main Village Design District #9 (SMVDD9) as demonstrated on a set of plans titled, "Pecks Lane Apartments, Pecks Lane, Newtown CT" dated April 28, 2021 and documents submitted to the Land Use Agency dated received April 30, 2021.

**Application 21.14 by Robert Sherwood**, for a Site Development Plan, for a property located at 185 South Main Street and 54 Pecks Lane, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, "Pecks Lane Apartments, Pecks Lane, Newtown CT" dated April 28, 2021 and documents submitted to the Land Use Agency dated received April 30, 2021.

**Application 21.15 by Country Camper of CT LLC**, for a Zone Change, for a property located at 201 South Main Street, so as to change the Zone from M-1 to South Main Village Design District #10 (SMVDD10) as demonstrated on a set of plans titled, "Country Camper, Permitting Set, 201 South Main Street, Newtown" dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021.

**Application 21.16 by Country Camper of CT LLC**, for a Special Exception, for a property located at 201 South Main Street, so as to permit uses as listed on document titled, "Special

Development District #10 (SDD10)”, dated 5/3/21, located within the South Main Village Design District, as demonstrated on a set of plans titled, “Country Camper, Permitting Set, 201 South Main Street, Newtown” dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021.

**Application 21.17 by Kurt Lenahan**, for a Special Exception, for a property located at 8 Toddy Hill Road, so as to permit proposed landscape storage bins, regrading for parking area, gravel driveway for site access, stockpile areas of landscaping materials, and a 25x100 ft. garage as demonstrated on a set of plans titled, “Site Plan, Kurt Lenahan, Map 45, Block 1, Lot 64, #8 Toddy Hill Road, Newtown, Connecticut” dated April 8, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021

#### **4. Approval of Minutes**

May 6, 2021

#### **5. Adjournment**

Copy and paste the following URL in your web browser to access documents pertinent to this meeting:

[https://drive.google.com/drive/folders/12O\\_bosFWNAcglQslgymbvkdf3LIVk9--?usp=sharing](https://drive.google.com/drive/folders/12O_bosFWNAcglQslgymbvkdf3LIVk9--?usp=sharing)