

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

Planning and Zoning Commission
AGENDA

REGULAR MEETING

Thursday, June 16, 2022 at 7:00 p.m.

Newtown Middle School, Auditorium (Use Main Entrance)
11 Queen Street, Newtown, CT 06470

- 1. New Business**
- 2. (No Public Participation): Commission Deliberation and Possible Vote**

Application 22.07 by Wharton Equity Partners LLC, for a Special Exception located at 10 Hawleyville Road and 1 Sedor Lane, so as to permit the construction of a 344,880 sq. ft. warehouse with truck docks, trailer and vehicle parking spaces, and associated site work as demonstrated on a set of plans titled “Land Development Plan For Proposed Warehouse Development, 10 Hawleyville Road, Newtown, Connecticut” dated January 12, 2022, revised May 3, 2022, and supporting documents submitted to the Land Use Agency March 1, 2022, and revisions as received.

- 3. Public Hearings**

(Continuation) 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.

(Continuation) Application 22.16 by Newtown Industries, LLC, for a Text Amendment to §3.03.400 of the Zoning Regulations of the Town of Newtown, to modify the Street Frontage provision of the IHOZ-10 overlay zone district, as described in documents submitted to the Land Use Agency dated received April 28, 2022.

Application 22.17 by Barth Builders, for a Text Amendment to §5.05.300 of the Zoning Regulations of the Town of Newtown, to add self-service storage facility in the M-4 Zone, as described in documents submitted to the Land Use Agency dated received May 19, 2022.

Application 22.18 by Barth Builders, for a Special Exception and Site Development Plan, for a property located at 8 Turnberry Lane, so as to permit the construction of a new two-story building

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

for self-storage units and associated parking as shown on a set of plans titled “Proposed Self-Storage Facility, Permitting Set, Not For Construction, Lot 7 of Curtis Corporate Park, 8 Turnberry Lane, Newtown, CT, Tax Map 45 Block 3 Lot 32-7” dated April 20, 2022, and supporting documents submitted to the Land Use Agency May 19, 2022

Application 22.19 by Adriano Echavarria, for a Text Amendment to §6.05.410 of the Zoning Regulations of the Town of Newtown, so as to add a subsection (j) to include a provision within the special exception section, which would permit the use of the Property to be 100% residential, as described in documents submitted to the Land Use Agency dated received May 19, 2022.

4. Minutes

May 19, 2022, May 26, 2022 and June 2, 2022

5. Adjournment