



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers, 3 Primrose Street
March 15, 2018 7:30 P.M.

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

I. Announcement to set the continuation of public hearings to April 5, 2018 at 7:30 PM, Council Chambers, 3 Primrose Street, for the following applications:

Application 17.21 by 79 Church Hill Road, LLC., for a Zone Change Application for a property located at 79 Church Hill Road, Newtown, CT, from Business and Professional Office Zone to Incentive Housing Overlay Zone-10 to accommodate mixed development use, as outlined in a the application and supporting documents received to the Land Use Agency on December 11, 2017.

Application 17.23 by 79 Church Hill Road, LLC., for a Special Exception Application for a property located at 79 Church Hill Road, Newtown, CT to construct a mixed use development consisting of a 2-story Commercial building with a footprint of 8,760 square feet and a 2-story Commercial building with a footprint of 20,180 square feet; as well as 6 Incentive Housing buildings consisting of 224 units, clubhouse facilities, parking, and necessary site improvements, with requests to modify/reduce a setback from street provision and parking requirements, as permitted by the Zoning Regulations, as outlined on a set of plans titled "Incentive Housing Overlay Development, Hunters Ridge, 79 Church Hill Road, Newtown, CT" dated November 10, 2017, received December 11, 2017.

Application 18.02 by 79 Church Hill Road, LLC., for a Zoning Amendment to the Town of Newtown Zoning Regulations to amend § 3.03.400(b) Setbacks and § 3.03.610 Parking of the Incentive Housing Overlay Zone (IHOZ) as outlined in detail in the application and document titled "Exhibit A", submitted to the Land Use Agency, received January 12, 2018.

II. Discussion/Possible Action Items:

Application 18.02 by Riverwalk Properties, LLC., for an Amendment to the Special Exception previously approved on January 22, 2009, for 10-22 Washington Avenue, to modify the site plan for a residential community under the Incentive Housing Overlay Zone as shown on plans titled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" dated September 2015, last revised December 2017.

Application 18.03 by GRC Construction, LLC., for two lot subdivision located at 70 Platts Hill Road, Newtown, CT to allow for construction as shown on a set of plans titled "Property Survey and Subdivision of Cherry Grove Farm, Prepared for GRC Construction LLC., Beaver Dam, Platts Hill and Palestine Road, Newtown, Connecticut" dated 2/22/18.

- 4. Acceptance of Minutes**
- February 15, 2018
- 5. Committee Reports**
- 6. Other**
- 7. Adjournment**