



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers, 3 Primrose Street
August 2, 2018 7:30 P.M.

1. New Business

2. Chairman's Report

3. Public Hearings

- a. **Application 18.05 by Dauti Construction, LLC.**, for a modification to the Site Development Plan for 95-99 Church Hill Road, Edona Commons, originally approved 6/19/2011, as shown on a set of plans titled "As-Built Plan, Sheet 2 of 6, Project#050-2005, Prepared for Dauti Construction, LLC 95-99 Church Hill Road, Newtown, Connecticut" dated 4/3/18. (Continuation)
- b. **Application 18.16 by 13 Hawleyville Road LLC**, for a text amendment to the Town of Newtown Zoning Regulations, §1.02 Interpretations and Definitions (Gas Station and Restaurant) and § 3.03.310 Incentive Housing Overlay Zone, as shown in an application submitted to the Land Use Agency on June 4, 2018.
- c. **Application 18.20 by NEMCO Limited Partnership** for a Text Amendment to the Town of Newtown Zoning Regulations for §6.04 Hawleyville Center Design District (HCDD) to permit gasoline and filling stations by special exception as outlined in an application submitted to the Land Use Agency on July 5, 2018.
- d. **Application 18.21 by the Town of Newtown** for Text Amendments and Corrections to the Town of Newtown Zoning Regulations for the following items as detailed in a memo from the Land Use Agency titled "Text Amendments and Corrections" dated July 16, 2018:
 1. Hawleyville Center Design District (HCDD) include §6.04.300 "(j) An existing single family dwelling can be converted into a two family dwelling".
 2. Fairfield Hills Adaptive Reuse Zone §8.01.671 to amend signage for duplexes and include banner signs.
 3. Article XI Special Exceptions to remove §11.01.429 "A 50 foot buffer shall be provided for any parking lot, planned outdoor activity area or kitchen area".
 4. Industrial Zones M-2A §5.03.100 to remove text "The land use mix features.... principal uses permitted" and make a text correction in §5.03.310 that was approved 10/1/2007 and never published.
 5. Industrial Zones M-1 §5.02.250 to include "Municipal Buildings".
 6. General Business Zone B-2 to remove "existing" under §4.03.317 "Any 'existing' filling station...".
 7. General Business Zone B-2 to include § 4.03.319 "(m) Shopping Center Drive-Through Windows..." and supplemental text numbers 1-11.

4. Director of Planning Report

5. Acceptance of Minutes

- July 19, 2018

6. Adjournment