



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING

Council Chambers, 3 Primrose Street, Newtown, CT 06470
October 3, 2019 at 7:30 P.M.

1. New Business

2. Chairman's Report

3. Public Hearing

Application 19.22 by 13 Hawleyville Road, LLC, for a Special Exception, for a property located at 13 Hawleyville Road, so as to permit the development of a proposed convenience store and gas station with associated parking and utilities, as shown on plans titled "13 Hawleyville Road LLC, 13 Hawleyville Road (Route 25), Newtown, Connecticut" dated 9/3/19, and supporting documents submitted to the Land Use Agency 9/5/19 and 9/19/19.

Application 19.19 by CPCI, LLC, for a Text Amendment to the Newtown Zoning Regulations, to add a section under Appendix B for South Main Village Design District #7 (SDD7), so as to permit a gas station/convenience store, including food service with fixed seats, for a property located at 147-151 South Main Street, as shown on supporting documents submitted to the Land Use Agency 9/4/19.

Application 19.20 by CPCI, LLC, for a Zone Change from M-1 to SDD7, for a property located at 147-151 South Main Street, as shown on a set of plans titled "Proposed Filling Station Reconstruction, CPCI, LLC, 147-151 South Main Street, Newtown, CT 06470" and supporting documents submitted to the Land Use Agency 9/4/19.

Application 19.21 by CPCI, LLC, for a Special Exception, for a property located at 147-151 South Main Street, so as to raze and rebuild an existing gas station/convenience store, with new design to include food service with fixed seats, as shown on a set of plans titled "Proposed Filling Station Reconstruction, CPCI, LLC, 147-151 South Main Street, Newtown, CT 06470" and supporting documents submitted to the Land Use Agency 9/4/19.

Application 19.24 by Joseph Whelan, for the Resubdivision of a property located at 115A Brushy Hill Road into two residential lots, as shown on a set of plans titled "Re-Subdivision Plan, Lots 20 'Carriage Hill,' Prepared for Whelan Homes LLC, 115A Brushy Hill Road, Newtown, Connecticut" dated 8/26/19, and supporting documents submitted to the Land Use Agency 9/12/19.

Application 19.13 by the Town of Newtown, for a Text Amendment to Newtown Zoning Regulations §8.11.120, to clarify Special Event permit processes for for-profit and non-profit organizations, as detailed on a document submitted to the Land Use Agency entitled "Amendment to Zoning Regulation §8.11.120, Special Events," dated 9/18/19.

4. Referrals

Referral 19.25 from the Newtown Borough Zoning Commission, originally submitted by 19 Main Street LLC, for a property located at 19 Main Street, for (1) an amendment to the Borough Zoning Regulations and (2) an amendment to the Borough Zoning Map, as detailed in documents submitted to the Land Use Agency 9/13/19.

5. Director's Report and Communications

Referral from the Town of Monroe, RAA-2019-06, File #1007E

6. Acceptance of Minutes

September 19, 2019

7. Adjournment