

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

VOTING RECORD
REGULAR MEETING

Thursday, October 5, 2023 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: Dennis Bloom, Gregory Rich, David Rosen, Roy Meadows, Connie Widmann, Brian Leonardi,

Absent: Corrine Cox, Kersti Ferguson

Staff: Rob Sibley, Director of Planning and Land Use, Dawn Fried, Clerk

Mr. Bloom called the meeting to order at 7:00 pm.

Mr. Bloom designated Mr. Leonardi to vote in place of Ms. Cox.

Mr. Bloom designated Mr. Rosen to vote in place of Ms. Ferguson.

1. Public Hearing

Application 23.19 by 6 Glen Road Sandy Hook LLC & 1 Riverside Road Sandy Hook LLC, for a Special Exception Use located at 6 Glen Road & 1 Riverside Road, so as to permit the use of the property for a restaurant §6.05.310 (e), §6.05.410 (a), and off-site parking §6.05.800 (b), as demonstrated by plans titled “Revised Parking/Site Plan Prepared for 6 Glen Road Sandy Hook, LLC, 6 Glen Road, Sandy Hook, CT” and all supporting documents submitted to the Land Use Agency 09/19/23.

Mr. Rich moved to close the public hearing on Application 23.19. Mr. Leonardi seconded. All were in favor and the public hearing was closed at 7:45 pm.

Mr. Leonardi read the following into the record:

BE IT RESOLVED that Application 23.19 by 6 Glen Road Sandy Hook LLC & 1 Riverside Road Sandy Hook LLC, for a Special Exception Use located at 6 Glen Road & 1 Riverside Road, so as to permit the use of the property for a restaurant §6.05.310 (e), §6.05.410 (a), and off-site parking §6.05.800 (b), as demonstrated by plans titled “Revised Parking/Site Plan Prepared for 6 Glen Road Sandy Hook, LLC, 6 Glen Road, Sandy Hook, CT” and all supporting documents submitted to the Land Use Agency 09/19/23, IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. Contingent upon filing of a long term instrument regarding off-site parking in accordance with Newtown Zoning Regulation §6.05.800 between 1 Riverside Road and 6 Glen Road.
2. Redesignation of one parking spot for handicap parking and van accessibility near walkway, adjacent to the front entrance of the restaurant.
3. A sign urging patrons to use the designated crosswalk.

BE IT FURTHER RESOLVED that the approval shall become effective October 28, 2023.
Mr. Leonardi so moved. Mr. Rich seconded.

The Commission voted as follows:

Dennis Bloom - AYE
Gregory Rich - AYE
Roy Meadows - AYE
Connie Widmann – AYE
Brian Leonardi – AYE
David Rosen – AYE

The motion to APPROVE Application 23.19 carried unanimously 6-0.

3. Approval of the Minutes

Mr. Meadows moved to approve the minutes of September 7, 2023. Mr. Rich seconded. All were in favor. The minutes of September 7, 2023 were approved.

4. Adjournment

Mr. Rosen moved to adjourn. Mr. Leonardi seconded. All members were in favor and the meeting was adjourned at 8:08 p.m.

** Please note any amendments or corrections to these minutes will be reflected in the subsequent meeting's minutes when the minutes are approved by the Commission.**

*Respectfully submitted,
Dawn Fried, Clerk*