

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

MINUTES
REGULAR MEETING
Thursday, March 7, 2024 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: David Rosen, Gregory Rich, Roy Meadows, Barbara Manville, Connie Widmann, Peter Schwarz, David Landau

Staff: Rob Sibley, Director of Planning and Land Use, Amy Coyle, Clerk

Mr. Rosen called the meeting to order at 7:01 p.m.

1. Public Hearing

Mr. Rosen read:

Application 24.02 by 57 Church Hill, LLC, for a Zone Change located at 57 Church Hill Road, so as to change the Zone from a M-4 district to a M-5 district as demonstrated on a set of plans titled “Proposed Zone Change Map prepared for 57 Church Hill, LLC., Depicting Property Situated at 57 Church Hill Road, Newtown, CT” dated 01/11/24, and all supporting documents submitted to the Land Use Agency January 16, 2024.

Mr. Rosen opened the meeting to the public.

Mr. Peter Olson, 275 Greenwood Ave, Bethel. Mr. Olson stated he is the appointed attorney for the applicant and owner of the property 57 Church Hill, LLC. His client owns the properties located at 57 and 57A Church Hill. The entity is part of the Rizzo Companies, headed by Anthony M. Rizzo, Jr. Mr. Olson stated 57A Church Hill Road is currently zoned as a M-5 district and requests the two parcels to be zoned similarly to allow retail uses along Church Hill Road. Mr. Olson spoke of the plans to renovate and refresh the front of the building to create 5 storefronts in a new application. Currently the 57 Church Hill building is unoccupied.

Mr. Rosen read the Legal Notice for Application 24.02 by 57 Church Hill, LLC for a Zone Change located at 57 Church Hill Road posted to The Bee on February 23rd and March 1st.

Mr. Sibley read from the P&Z Regulations book the difference between a M-4 district and a M-5 district. The Commission had a discussion about the property driveway, building construction, renovations, occupancy and parking. The Commission generally agreed that the M-5 zone change will be an improvement to the town for the property located at 57 Church Hill Road.

Mr. Rosen requested a motion to close the public hearing on Application 24.02. Ms. Manville so moved. Mr. Meadows seconded. All were in favor.

Ms. Manville read:

BE IT RESOLVED that Application 24.02 by 57 Church Hill Road LLC, for a Zone Change located at 57 Church Hill Road, so as to change the Zone from M-4 district to a M-5 district as detailed in documents submitted to the Land Use Agency January 16, 2024.

IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective March 30, 2024.

David Rosen – AYE

Gregory Rich - AYE

Roy Meadows - AYE

Connie Widmann - AYE

Barbara Manville - AYE

The motion to APPROVE Application 24.02. Application 24.02 carried unanimously 5-0.

4. Director's Report

- Mr. Sibley shared that he received correspondence from Brookfield. Mr. Sibley will review the Brookfield correspondence before he reports to the P&Z Commission.

3. Approval of Minutes

Regular Meeting of February 15, 2024

Mr. Meadows moved to approve the February 15, 2024 minutes. Ms. Widmann seconded. All were in favor. The minutes from February 15, 2024 were approved.

5. Adjournment

Mr. Landau requested a motion to adjourn. All members were in favor and the meeting was adjourned at 7:30 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,
Amy Coyle, Clerk*