

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
TEL. (203) 270-4276



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

**Meeting Voting Record**  
**REGULAR MEETING**

**Thursday, December 3, 2021 at 7:00 p.m.**  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** Dennis Bloom, Roy Meadows, Corrine Cox, David Rosen, Kersti Ferguson, Brian Leonardi, Gregory Rich

**Absent:** Connie Widmann

**Staff:** Rob Sibley, Deputy Director of Planning, Helen Fahey, Clerk

Mr. Meadows called the meeting to order at 7:01pm

**Election of Officers**

Mr. Meadows opened the floor for nominations for Chairman.

Ms. Cox nominated Dennis Bloom for Chairman. Mr. Rich moved to approve the nomination. Ms. Ferguson seconded. All were in favor and Mr. Bloom was elected Chairman.

Mr. Meadows opened the floor for nominations for Vice Chairman.

Mr. Bloom nominated Roy Meadows for Vice Chairman. Mr. Rich moved to approve the nomination. Ms. Cox seconded. All were in favor and Mr. Meadows was re-elected Vice Chairman.

Mr. Meadows opened the floor for nominations for Secretary.

Mr. Bloom nominated Corrine Cox for Secretary. Mr. Bloom moved to approve the nomination. Mr. Rich seconded. All were in favor and Ms. Cox was elected secretary.

**Public Hearings**

**Application 21.26 by Santo Silvestro for a Subdivision located at 18 Platts Hill Road, as demonstrated on a set of plans titled "Overall Site Plan 18 Platts Hill Road Newtown, Connecticut" dated 10/10/21, and supporting documents submitted to the Land Use Agency 10/12/21, 11/4/21, 11/12/21 and 11/24/2021.**

Mr. Rich moved to close the public hearing on Application 21.26. Ms. Cox seconded. All were in favor and the public hearing was closed at 7:21pm.

*These minutes are subject to the approval of the Commission.  
Copies of Applications and Documents are on file at the Land Use Agency.*

**Application 21.28 by Robert Sherwood, for a Zone Change, for a property located at 35 South Main Street, so as to change the Zone from R-1/2 to South Main Village Design District #11 (SMVDD11) as demonstrated on a set of plans titled, “Town Walk Residences on South Main, Newtown CT” dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.**

**Application 21.29 by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new South Main Village Design District (SMVDD11) located at 35 South Main Street, so as to permit the construction of a three-story residential building for apartments as described in documents submitted to the Land Use Agency dated received November 16, 2021.**

**Application 21.30 by Robert Sherwood, for a Site Development Plan, for a property located at 35 South Main Street, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, “Town Walk Residences on South Main, Newtown CT” dated November 7, 2021 and documents submitted to the Land Use Agency dated received November 16, 2021.**

Mr. Meadows moved to continue the public hearing to the meeting of 12/16/21 at 7pm in the Council Chambers. Ms. Cox seconded. All were in favor. The hearing of Applications 21.28, 21.29 and 21.30 will be continued.

**Application 21.31 by the Town of Newtown Conservation Commission, for Text Amendments to the Town of Newtown Zoning Regulations to (1) to add the Definitions of Native Plant, Invasive Plants and Native Cultivars to Interpretations and Definitions (2) to add §8.04.100 and §8.04.641-647 as described in documents submitted to the Land Use Agency November 15,2021.**

Mr. Rich moved to close the public hearing on Application 21.31. Ms. Cox seconded. All were in favor and the public hearing was closed at 8:34pm.

Mr. Bloom read the following into the record:

*BE IT RESOLVED Application 21.31 by the Town of Newtown Conservation Commission, for Text Amendments to the Town of Newtown Zoning Regulations to (1) to add the Definitions of Native Plant, Invasive Plants and Native Cultivars to Interpretations and Definitions (2) to add §8.04.100 and §8.04.641-647 as described in documents submitted to the Land Use Agency November 15,2021. 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 December 25, 2021.*

Mr. Meadows so moved. Mr. Rich seconded

The Commission voted as follows:

Dennis Bloom - AYE  
Roy Meadows - AYE  
Corrine Cox - AYE  
Gregory Rich - AYE  
Kersti Ferguson - AYE

The motion to approve Application 21.31 carried unanimously.

**Approval of 2022 Meeting Schedule**

Mr. Rich made a motion to approve the proposed 2022 meeting dates (see below). Mr. Meadows seconded. All were in favor 2022 meeting dates were approved.

Thursday, January 6, 2022  
Thursday, January 20, 2022

Thursday, August 4, 2022  
Thursday, August 18, 2022

Thursday, February 3, 2022  
Thursday, February 17, 2022

Thursday, September 1, 2022  
Thursday, September 15, 2022

Thursday, March 3, 2022  
Thursday, March 17, 2022

Thursday, October 6, 2022  
Thursday, October 20, 2022

Thursday, April 7, 2022  
Thursday, April 21, 2022

Thursday, November 3, 2022  
Thursday, November 17, 2022

Thursday, May 5, 2022  
Thursday, May 19, 2022

Thursday, December 1, 2022  
Thursday, December 15, 2022

Thursday, June 2, 2022  
Thursday, June 16, 2022

Thursday, January 5, 2023  
Thursday, January 19, 2023

Thursday, July 7, 2022  
Thursday, July 21, 2022

**Approval of Minutes**

Ms. Cox moved to approve the minutes of November 18, 2021. Mr. Meadows seconded. All in favor. The minutes from November 18, 2021 were approved.

**Adjournment**

Mr. Rosen moved to adjourn. Mr. Rich seconded. All members were in favor and the meeting was adjourned at 8:46 p.m.

*Respectfully submitted,  
Helen Fahey, Clerk*