



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

Meeting Voting Record
REGULAR MEETING

Thursday, June 3, 2021 at 7:00 p.m.

Council Chambers, Newtown Municipal Center

3 Primrose Street, Newtown, CT 06470

Call in: 304-410-0160

PIN: 768 869 169#

Present: Don Mitchell, Roy Meadows, Corinne Cox (tele-confereced), Barbara Manville, Dennis Bloom, Andrew Marone, David Rosen

Staff: Rob Sibley, Deputy Director of Planning and Land Use, Mary Pendergast, Clerk

Mr. Mitchell called the meeting to order at 7:02 p.m.

Public Hearings

Application 21.15a by Country Camper of CT LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD10) located at 201 South Main Street, so as to permit retail sales and rental of camp trailers and motorhomes as described in documents submitted to the Land Use Agency dated received 5/3/21.

Mr. Bloom moved to close the public hearing on Applications 21.15a, 21.15 & 21.16. Ms. Manville seconded. All were in favor and the public hearings were closed at 7:21 p.m.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.15a by Country Camper of CT LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD10) located at 201 South Main Street, so as to permit retail sales and rental of camp trailers and motorhomes as described in documents submitted to the Land Use Agency dated 5/3/21 dated revised 5/20/21 IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED with the following amendments:

(A) Mr. Mitchell moved to amend the resolution in section "Signs" of text amendment 1C, delete sub-section 1b. Mr. Meadows seconded.

(B) Mr. Mitchell moved to amend resolution in section "Location" of text amendment remove the wording "a portion of". Mr. Bloom seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.15a with amendments (A) & (B) carried unanimously.

BE IT FURTHER RESOLVED that the approval shall become effective June 26, 2021.

Application 21.15 by Country Camper of CT LLC, for a Zone Change, for a property located at 201 South Main Street, so as to change the Zone from M-1 to South Main Village Design District #10 (SMVDD10) as demonstrated on a set of plans titled, “Country Camper, Permitting Set, 201 South Main Street, Newtown” dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021 revised 5/20/21.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.15 by Country Camper of CT LLC, for a Zone Change, for a property located at 201 South Main Street, so as to change the Zone from M-1 to South Main Village Design District #10 (SMVDD10) as demonstrated on a set of plans titled, “Country Camper, Permitting Set, 201 South Main Street, Newtown” dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 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 June 26, 2021.

Mr. Mitchell so moved. Ms. Manville seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.15a carried unanimously.

Application 21.16 by Country Camper of CT LLC, for a Special Exception, for a property located at 201 South Main Street, so as to permit uses as listed on document titled, “Special Development District #10 (SDD10)”, dated 5/3/21, located within the South Main Village Design District, as demonstrated on a set of plans titled, “Country Camper, Permitting Set, 201 South Main Street, Newtown” dated March 12, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021 revised 5/20/21.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.16 by Country Camper of CT LLC, for a Special Exception, for a property located at 201 South Main Street, so as to permit uses as listed on document titled, “Special Development District #10 (SDD10)”, dated 5/3/21, located within the South Main Village Design District, as demonstrated on a set of plans titled, “Country Camper, Permitting Set, 201 South Main Street, Newtown” dated March 12, 2021 and all supporting documents submitted to the Land Use

Agency dated received May 3, 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 June 26, 2021.

Mr. Bloom so moved. Mr. Meadows seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.16 carried unanimously.

Application 21.13a by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD9) located at 185 South Main Street and 54 Pecks Lane, so as to permit the construction of a two-story residential building for apartment use with allowing additional uses typically permitted in the M1 zone as described in documents submitted to the Land Use Agency 4/30/21.

Mr. Mitchell moved to close the public hearing on Applications 21.13a, 21.13 & 21.14. Mr. Meadows seconded. All were in favor and the public hearings were closed at 7:58 p.m.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.13a by Robert Sherwood, for a Text Amendment to the Zoning Regulations of the Town of Newtown, for a new Special Development District (SDD9) located at 185 South Main Street and 54 Pecks Lane, so as to permit the construction of a two-story residential building for apartment use with allowing additional uses typically permitted in the M1 zone as described in documents submitted to the Land Use Agency 4/30/21 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 June 26, 2021.

Mr. Meadows so moved. Mr. Bloom seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.13a carried unanimously.

Application 21.13 by Robert Sherwood, for a Zone Change, for a property located at 185 South Main Street and 54 Pecks Lane, so as to change the Zone from M-1 to South Main Village Design District #9 (SMVDD9) as demonstrated on a set of plans titled, “Pecks Lane Apartments, Pecks Lane, Newtown CT” dated April 28, 2021 and documents submitted to the Land Use Agency dated received April 30, 2021.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.13 by Robert Sherwood, for a Zone Change, for a property located at 185 South Main Street and 54 Pecks Lane, so as to change the Zone from M-1 to Special Development District (SDD9) as demonstrated on a set of plans titled, “Pecks Lane Apartments, Pecks Lane, Newtown CT” dated April 28, 2021 and documents submitted to the Land Use Agency dated received 4/30/21 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 June 26, 2021.

Ms. Manville so moved. Mr. Meadows seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.13 carried unanimously.

Application 21.14 by Robert Sherwood, for a Site Development Plan, for a property located at 185 South Main Street and 54 Pecks Lane, so as to permit apartments located within the South Main Village Design District, as demonstrated on a set of plans titled, “Pecks Lane Apartments, Pecks Lane, Newtown CT” dated April 28, 2021 and documents submitted to the Land Use Agency dated received April 30, 2021.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.14 by Robert Sherwood, for a Site Development Plan, for a property located at 185 South Main Street and 54 Pecks Lane, so as to permit apartments located within the Special Development District (SDD9), as demonstrated on a set of plans titled, “Pecks Lane Apartments, Pecks Lane, Newtown CT” dated April 28, 2021 and documents submitted to the Land Use Agency dated received 4/30/21 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 June 26, 2021.

Mr. Bloom so moved. Mr. Meadows seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Barbara Manville - AYE

Dennis Bloom - AYE

The motion to approve Application 21.14 carried unanimously

Application 21.17 by Kurt Lenahan, for a Special Exception, for a property located at 8 Toddy Hill Road, so as to permit proposed landscape storage bins, regrading for parking area, gravel driveway for site access, stockpile areas of landscaping materials, and a 25x100 ft. garage as demonstrated on a set of plans titled, “Site Plan, Kurt Lenahan, Map 45, Block 1, Lot 64, #8 Toddy Hill Road, Newtown, Connecticut” dated April 8, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021 – Continued to 6/17/21

Minutes

Mr. Mitchell moved to approve the minutes from the meeting of May 20, 2021. Ms. Manville seconded. All were in favor and the minutes from the meeting of May 20, 2021 were approved.

Adjournment

Mr. Rosen made a motion to adjourn. Mr. Bloom seconded. All members were in favor and the meeting was adjourned at 8:32 p.m.

*Respectfully submitted,
Mary Pendergast, Clerk*