

# MINUTES

## *Newtown Planning and Zoning Commission*

*Land Use Office  
Council Chambers  
3 Primrose Street, Newtown, Connecticut*

*Regular Meeting  
July 7, 2011*

Present: Ms. Dean, Ms. Brymer Mr. Bloom and Mr. Mulholland. Alternates: Mr. Porco seated for Mr. Poulin and Mr. Pozek. Also present: George Benson, Land Use Director. Clerk: Ms. Wilkin

The meeting was opened at 7.38 p.m. Notice is made that the entire meeting was taped and can be heard in the Planning and Zoning Office, Municipal Building, 3 Primrose Street, Newtown, Connecticut

### **DISCUSSION AND POSSIBLE ACTION**

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR A PROPOSED AMENDMENT TO ARTIVCLE VI, SECTION 3, SPECIAL DISTRICTS, FAIRFIELD HILLS ADAPTIVE REUSE (FHAR) ZONE FOR A RE-INTRODUCTION OF THE ORIGINAL 1998-2005 FHAR REGULATION THAT ALLOWED MULTIPLE FAMILY DWELLINGS AS PERMITTED USE #22 AND USE #22 AS NOTED IN A CERTAIN DOCUMENT ENTITLED "AMENDMENT TO ARTICLE VI – SPECIAL DISTRICTS, SECTION 3 – THE FAIRFIELD HILLS ADAPTIVE REUSE (FHAR)" DATED FEBRUARY 2, 2011

Ms. Dean advised that the public hearing was closed and they were waiting for the Fairfield Hills Review Committee to share their results of the survey with them, the Legislative Council and Selectman's office. There will be no discussion on this matter until the Commission hears from them.

### **PUBLIC HEARING**

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR AN AMENDMENT TO THE TOWN OF NEWTOWN ZONING REGULATIONS AT ARTICLE VIII, SECTION 8.01.619 AS CONTAINED IN A CERTAIN DOCUMENT ENTITLED "PROPOSED AMENDMENT TO THE TOWN OF NEWTOWN ZONING REGULATIONS ADD "A MAXIMUM OF TWO (2) TEMPORARY SIGNS AT LOCATION OF EVENT, INCLUDING ... #8 & #9 TO EXISTING REGULATIONS AND (6) TO #7" DATED MARCH 21, 2011, REVISED 6/2/11

The hearing was opened at 7:42 p.m.

Ms. Brymer read the proposed amendment:

**8.01.619 – The following signs are allowed with a special temporary sign permit:**

Special Event Temporary signs are allowed with a special permit. **A maximum of 2 temporary signs at location of event, including** pennants, valances, flags, streamers, inflatables, or A-frame signs are allowed provided that:

1. A temporary sign permit has been issued by the Zoning Enforcement Officer.
2. The permit shall be valid for a period not to exceed seven (7) days
3. Grand Opening sign permits are valid for 45 days maximum
4. The signs shall be removed within forty-eight (48) hours after the valid permit period.
5. Such signs are not illuminated
6. Temporary signs shall not exceed sixteen (16) square foot
7. Maximum of **six (6)** temporary sign permits may be obtained in any one (1) calendar year relating to a single location.
- 8. For profit businesses are allowed signs only at the business location**
- 9. Non-profit permanent organizations within the Town can place one temporary sign (maximum size – 3 square feet) per lot with the permission of the property owner. One event sign allowed per lot with a maximum of twenty (20) signs per event.**

There were no members of the public present. Therefore the hearing was closed at 7:46 p.m.

### **DISCUSSION AND POSSIBLE ACTION**

Ms. Brymer moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by the Town of Newtown Planning and Zoning Commission for an amendment to the Town of Newtown Zoning Regulations at article VII, Section 8.01.619 as contained in a certain document entitled "Proposed Amendment to the Town of Newtown Zoning Regulations Add "a maximum of two (2) temporary signs at location of event, including ... #8 & #9 to existing regulations and (6) to #7" dated March 21, 2011, revised 6/2/11 and 7/7/11

SHALL BE APPROVED

BE IT FURTHER RESOLVED that the amendments are consistent with the Town of Newtown Plan of Conservation and Development

BE IT FURTHER RESOLVED that the amendments shall become effective on July 18, 2011.

Seconded by Mr. Bloom

Mr. Porco had discussed this with numerous business owners and as a result found the subject very sensitive because of the fact that non-profit organizations appeared to have free range to do what they want. He added that this should be looked at in a practical way. There is a need for continuity and sensitivity to encourage business in town without their being penalized. He didn't think this helped business owners, some of whom are struggling.

Ms. Dean thought these regulations give a lot of latitude. She added that when signs are up for long periods of time they lose their impact. These regulations are for special events. She did not think these signs would make or break businesses.

Mr. Porco disagreed, adding that every marketing clinic he has attended it was reported that 30% of business benefit from signs like the small temporary ones. He added that if they are up for a while it can become clutter. He wanted to see further discussion.

Ms. Dean said that this is an expansion of the current regulations.

Mr. Benson said he is open to hear from Sandy Hook Owners for Prosperity (SHOP), but no-one comes in.

Mr. Mulholland said there is a need to discuss sign regulations but this is for special events while trying to eliminate clutter.

Ms. Dean said they are trying to lighten up on special event signs.

Mr. Porco understood Mr. Mulholland's concern that ten shops with a sign each would be awful. He would like to revisit this.

Mr. Bloom added that people complain but do not talk with the Land Use office.

Mr. Benson reminded the Commission that there were no temporary signs allowed at all till a year ago. They cannot control what is on the sign but can control where it is placed. There is a need for input.

Ms. Dean noted that these are more liberal than what is currently on the books.

Mr. Mulholland suggested non-profit organizations should be asked for tax I.D. numbers.

Ms. Dean said that people who form a non profit organization would be allowed to use bell ringers because the Salvation Army does.

Mr. Benson said there is a need to bend while using common sense.

Ms. Dean said there is a need to look at permanent signs.

Mr. Mulholland asked for feedback

Once the discussion had concluded the vote was taken:

Ms. Dean	Yes
Ms. Brymer	Yes
Mr. Bloom	Yes
Mr. Mulholland	Yes
Mr. Porco	Yes

The motion was approved.

### **PUBLIC HEARING (Continued)**

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR UPDATE TO THE TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT AS CONTAINED IN A DRAFT DOCUMENT ENTITLED "SECTIONS OF THE WORKING DRAFT TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT 2010 SANDY HOOK DESIGN DISTRICT DRAFT - HAWLEYVILLE CENTER DESIGN DISTRICT DRAFT - SOUTH MAIN STREET DESIGN DISTRICT DRAFT".

Ms. Dean and Ms. Brymer are going to meet with Mr. Benson on July 26, 2011 and layout gridwork to see how to proceed and will come back in August to follow-up.

### **COMMUNICATIONS/CORRESPONDENCE**

Ms. Dean and Ms. Brymer met Mary Wilson of the Conservation Commission about conservation subdivisions. The office will be contacting Newtown of Realtors to invite members to a meeting August 11, 2011 at 4:00 p.m. to see if they would sell. Then they will meet with builders and engineers to see what stumbling blocks there might be on September 20, 2011 at 4:00 p.m.

### **LAND USE AGENCY DIRECTOR'S COMMENTS**

Mr. Benson had nothing to report at this time.

### **MINUTES**

Mr. Pozek moved to accept the Minutes of June 16 2011 with the following change:

Page 4. Second paragraph under Land Use Agency Director's Comments, change the word and we will be working on the side walks TILL to UNTIL..... Seconded by Mr. Porco. The vote was unanimous.

### **ADJOURNMENT**

Mr. Pozek made a motion to adjourn. Seconded by Mr. Bloom. The vote was unanimously approved.

The meeting adjourned at 8:53 p.m.