

# MINUTES

## *Newtown Planning and Zoning Commission*

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

*Regular Meeting  
August 4, 2011*

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

The meeting was opened at 7.31 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

### **MANDATORY REFERRAL**

MANDATORY REFERRAL UNDER CGS 8-24 FROM THE BOROUGH OF NEWTOWN FOR APPLICATION BY PHILIP CLARK, CLARIS CONSTRUCTION, INC., FOR SPECIAL EXCEPTION APPROVAL TO ALLOW A VETERINARY HOSPITAL AT 52 CHURCH HILL ROAD, NEWTOWN, CONNECTICUT

The Commission received a traffic report and supporting data of the building formerly owned by the Taunton Press. Philip Clark, Claris Construction, 153 South Main Street, Newtown, Connecticut explained the proposal. Very little exterior work will be done. They will be creating a 5' x 9' entrance vestibule and a van access and dumpster pad. The interior is to be gutted entirely. The roof and all electricity will be replaced.

Ms. Dean said that as a planning agency, they are being asked to approve this proposal. The Commission unanimously approved. Ms. Dean will write to the Borough notifying them.

### **DISCUSSION AND POSSIBLE ACTION**

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR A PROPOSED AMENDMENT TO ARTICLE 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 they were still waiting for the Fairfield Hills Review Committee to submit the results of the survey. It has been approved by the Legislative Council and Selectman's office. There will be no discussion on this matter until the Commission hears from them.

## **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 advised that she had met with a lot of commissioners on July 26<sup>th</sup> to talk about this matter. She would like the commission to look over the Table of Content to see if anything needed changing. Each commissioner undertook a particular assignment:

Mr. Cruson	Community Facilities
Mr. Porco	Transportation
Mr. Pozek	Nothing
Mr. Bloom	Economic Development
Mr. Mulholland	Open Space

Ms. Dean would like to concentrate on open space before too much of the land is divided. She would like to see what needs to be preserved for open space. Shade trees are needed for parking spaces. Too much coverage is not good for the aquifer. This will be kept on the agenda for future discussion. The written report is due the first week of December.

## **COMMUNICATIONS/CORRESPONDENCE**

Mr. Benson heard that the vacant gas station on Church Hill Road is under a new lease. He also heard that some people are trying to buy the former Lexington Gardens property.

Ms. Dean read in the Voices that Maplewood had changed ownership.

The matter of building houses at Fairfield Hills was discussed. Mr. Benson said that the process needs verifying. Mr. Grogins will get back to him. There are several reasons to reject this. Traffic and impervious ground cover. Mr. Benson thinks this should be made clear to developers. Ms. Dean asked who should be the first to be notified of potential development. Mr. Benson said first there is an administrative review to see if it is acceptable. Then Fairfield Hills Authority to see if they agree to it, then to P&Z. Adaptive re-use of buildings is not up to P&Z.

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

Mr. Benson advised that the application for the safe routes for schools for sidewalks was sent last Friday. If approved the funding should be granted May 2012

## **MINUTES**

Mr. Mulholland moved to accept the Minutes a special meeting held July 26, 2011 as submitted. Seconded by Mr. Pozek. The vote was approved unanimously

Mr. Pozek moved to accept the Minutes of the regular meeting held August 7, 2011 as submitted. Seconded by Mr. Bloom. The vote was approved unanimously.

### **ADJOURNMENT**

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

The meeting adjourned at 8:08 p.m.