

MINUTES

Newtown Planning and Zoning Commission

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

*Regular Meeting
September 1, 2011*

Present: Ms. Dean, Mr. Poulin, Ms. Brymer, Mr. Bloom and Mr. Mulholland. Alternates: Mr. Porco and Mr. Pozek. Clerk: Ms. Wilkin

The meeting was opened at 7.37 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 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

The Commission is still waiting for the Fairfield Hills Master Plan Review Committee's final report.

Deborra Zukowski, member of the FFHMP Review Committee advised the Commission that the final recommendations are being worked on. They require one more meeting to finish up the document, at which time the entire document will be sent to the First Selectman. Mr. Mulholland said that the Commission would like to have the results of the survey as soon as they are available.

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. Brymer has completed the Introduction and Purpose 1 through 4 and will work on 5. Robert Sibley will take care of Natural Resources which will include the inventory. Mr. Mulholland is still working on Open Space. Mr. Poulin will update Community Character

using information from the existing POCD. Ms. Dean will tackle Housing. All other assignments are unchanged since the last meeting.

Ms. Dean has written to all the town entities in town to see if they have any studies. To date she has heard from no-one. The Queen Street study needs to be re-done. Curb cut management study needs to be done and an access management study. Mr. Benson applied for the sidewalk to school grant before the deadline.

COMMUNICATIONS/CORRESPONDENCE

Ms. Dean said that they should discuss why no-one wants conservation subdivisions. No real estate people attended the meeting to discuss this. Using a more extensive list of realtors the office will contact them directly. Ms. Brymer would like to hear what developers have to say about it. She agreed to manage the meeting.

Ms. Dean met Tom Murtha of the EDC who would like to meet about sign regulations. There was a meeting with Liz Stocker who liked the new regulations. The First Selectman attended a SHOP meeting where signage plans specifically for the Sandy Hook area were discussed. Ms. Dean said that the Commission has had problems with sandwich sidewalk signs.

Ms. Dean advised that there will be a meeting at the WestConn Westside Campus September 14 at 7:30 a.m. till 9:00 a.m. This is directed at municipal and community leaders. There will be another all day meeting in Hartford in October, which appears to be more geared to urban municipalities.

Ms. Dean read a note from Parks and Rec to the Commission.

Mr. Bloom brought up the matter of parking for Figs restaurant, which sometimes spills over into the church parking area. This could be inconvenient when the church has their monthly spaghetti, blue grass dinners. After a brief discussion it was considered prudent to see if the pastor and Fig's owner could reach a compatible agreement. Mr. Porco added that some of the Fig parking overflows into his lot also.

LAND USE AGENCY DIRECTOR'S COMMENTS

Mr. Benson was not present.

MINUTES

Mr. Bloom made a motion to approve the minutes of August 4, 2011 as submitted. Seconded by Mr. Mulholland. The vote was unanimously approved

ADJOURNMENT

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

The meeting adjourned at 8:26 p.m