

# MINUTES

## *Newtown Planning and Zoning Commission*

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

*Regular Meeting  
September 15, 2011*

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

The meeting was opened at 7.33 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 CG2 8-24 FROM THE BOROUGH OF NEWTOWN FOR PROPOSED AMENDMENT TO THE BOROUGH OF NEWTOWN ZONING REGULATIONS AT SECTION 4.10 PERTAINING TO USE BY SPECIAL EXCEPTION OF CERTAIN ELECTRICAL EQUIPMENT ENCLOSURES SERVING WATER SUPPLY COMPANY FACILITIES ON THE SAME OR ADJACENT PROPERTIES.

The Commission was in receipt of the details of this proposal in a letter and attachments from the Borough dated August 23, 2011. The Commission had no problems with it. Ms. Dean made a motion to recommend the proposed addition. Seconded by Mr. Poulin. The motion was approved unanimously.

### **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 Fairfield Hills Master Plan Committee has sent their final proposal to the Board of Selectman. This will now be placed on the next Agenda for discussion.

### **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 has spoken with Amy Mangold of Parks and Rec, who will get their comments to the Commission before December.

Ms. Brymer went through her draft Executive Summary that was distributed to the Commission via e-mail September 14, 2011. She asked for comments, noting that this will be constantly changing over time till finalized.

Ms. Dean received a list of studies before 2010 from the Water Company

Mr. Porco distributed P.O.C.D. Traffic Recommendations dated 9/2/11 and explained how he arrived at the information. Among his recommendations was another set of traffic lights further up on Route 25 that if staggered would create a gap alleviating the current traffic build-up. Ms. Dean suggested a package of recommendations should be sent to the State due to the fact that most problem roads are State controlled. Mr. Benson said that \$20,000 has been allotted for a new traffic study. Mr. Benson will get a copy of the Queen Street Study, trying to work in Mr. Porco's recommendations.

The pedestrian traffic lights at Caraluzzi's and Middle School are up. The office will know by December if Newtown is on the short list for funding. Mr. Benson said that there would be plenty of room for a sidewalk on Wasserman Way if the road were moved over a few feet.

Liz Stocker, Director of Economic and Community Development sent a memo advising that Rob Sibley has been certified by FEMA which can help with loan assistance for those hurt by Hurricane Irene. This also brings insurance rates down. They are working on improvements to prevent a recurrence of the problem.

Mr. Benson just applied to the Army Corps. of Engineers regarding Tech Park. Mr. Bloom had received messages inquiring as to what is going in there.

The Commission discussed the feasibility of building a hotel at Exit 9. Sewers need to be worked out but the sewer authority will not commit unless there is a serious developer and developers do not want to commit without a guarantee of sewers. Mr. Benson said that all survey and design work has been done.

Ms. Dean said that they obtained a lot of information at the meeting at WestConn yesterday. Every year the State requires a list of additional restrictive housing and this year there are none. There is an anticipated increase in foreclosures, which is concerning the State. She suggested getting a couple of speakers to address the benefits of conservation subdivisions at the upcoming special meeting scheduled for September 20. The Commission needs to look further into incentive housing. Mr. Benson has examples of alternative style conservation subdivisions. The current market is moving towards small houses. Mr. Benson suggested density incentives if more environmentally friendly techniques are used. Mr. Mulholland said there is a need to show potential for transportation.

The Commission agreed that there should be some kind of formula to allow people to stay in town.

Ms. Dean will go through everything and get back to the Commission.

## **COMMUNICATIONS/CORRESPONDENCE**

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

Mr. Benson showed a map to the Commission that indicated where the ambulance depot is to go on the corner of Mile Hill Road, Wasserman Way and Keating Farm.

Mr. Benson advised that the parking situation with Figs Restaurant has been settled. They have been allowed to use Mike Burton's lot and they have been at the church on any night other than spaghetti dinner night. This should make up for their additional seating.

### **MINUTES**

The minutes of September 1, 2011 will be amended and approved next month.

### **PUBLIC PARTICIPATION**

Deborra Zukowski, 4 Cornfield Ridge Road explained the technical details of the suggested staggered traffic lights on Route 25. When the Queen Street Study was done they would not extend down Route 25. She was relieved to know that cul de sacs are now limited to 15 houses. She is a proponent of a community-based town noting that there is nowhere to go as one gets older.

## **ADJOURNMENT**

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

The meeting adjourned at 9:00 p.m