

MINUTES

Newtown Planning and Zoning Commission

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

Regular Meeting
October 20, 2011

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

The meeting was opened at 7.40 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

COMMUNICATIONS AND CORRESPONDENCE

RESOLUTION CONCERNING SIGN REGULATIONS FOR THE SANDY HOOK DESIGN DISTRICT

Ms. Brymer moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by the Sandy Hook Organization for Prosperity (SHOP) for a modification of the Town of Newtown zoning regulations pertaining to temporary signs in the Sandy Hook Design District as set forth in a certain document entitled "Proposed Sign Regulation Modifications in the Sandy Hook Design District, Temporary Signs" dated October 6, 2011. This is a temporary revision that will expire October 31, 2012.

SHALL BE APPROVED

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

BE IT FURTHER RESOLVED that the modification shall become effective on October 31, 2011

Seconded by Mr. Bloom

Vote:	Ms. Dean	Yes
	Mr. Poulin	Yes
	Ms. Brymer	Yes
	Mr. Mulholland	Yes
	Mr. Bloom	Yes

Motion approved

PUBLIC HEARING

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR AMENDMENTS TO THE TOWN OF NEWTOWN ZONING REGULATIONS AT ARTICLE V, SECTION 5 CONCERNING OPEN SPACE CONSERVATION SUBDIVISIONS, AS CONTAINED IN CERAIN DOCUMENTS ENTITLED "NEWTOWN ZONING REGULATION AMENDMENT OF OCSC SECTION 15" AND "ARTICLE V OPEN SPACE CONSERVATION SUBDIVISIONS" DATED SEPTEMBER 30, 2011

The hearing was opened at 7:50 p.m.

Ms. Dean read the call for the hearing.

Mr. Benson advised the Commission that he had been in touch with the Conservation Commission for their suggestions regarding open space. He is working on the regular regulations to be sure they are compatible with these and will seek the Town Attorney's approval.

Mary Wilson, Whippoorwill Road, member of the Conservation Commission joined the discussion. She thanked the Commission for working on this matter.

Deborra Zukowski, 4 Cornfield Ridge Road member of the Fairfield Hills Master Plan Review Committee would like to see ballfields scattered throughout the town. There is a need to plan for the future.

Mr. Benson will update the Commission at the next meeting after talking with the Town Attorney.

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 updated the Commission on the housing section. She asked for help regarding the study for high density and incentive housing. Mr. Benson will assist, adding that the website is being updated so it will give more site availability. The data should be ready for the next meeting.

COMMUNICATIONS/CORRESPONDENCE (Continued)

LAND USE AGENCY DIRECTOR'S COMMENTS

Mr. Benson advised that he had received calls from two property owners in Hawleyville wanting to extend the design district to include their property.

Ms. Dean advised that there is a possibility that the meeting scheduled for November 17, 2011 will be cancelled.

As a result of the referendum about Fairfield Hills housing Mr. Bloom made a motion to withdraw the open application for affordable housing at Fairfield Hills. Seconded by Mr. Poulin. The motion was approved unanimously. Ms. Dean would like to discuss affordable housing at the next meeting.

The Commission said they need to decide what areas of Fairfield Hills should be deeded open space so they are protected. Conservation Commission has been working on this.

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Mr. Bloom made a motion to approve the Minutes of September 15, 2011 as revised. Seconded by Mr. Pozek. The vote was approved unanimously.

ADJOURNMENT

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

The meeting adjourned at 10:04 p.m