

MINUTES

Newtown Planning and Zoning Commission

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

Regular Meeting
December 1, 2011

Present: Ms. Dean, Ms. Brymer, Mr. Mulholland, Mr. Pozek and Mr. Swift. Alternates: Mr. Pozek and Ms. Fillion. 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

Ms. Dean welcomed the new members Mr. James Swift and Ms. Peggy Fillion to the Commission.

MANDATORY REFERRAL

MANDATORY REFERRAL FROM THE BOARD OF SELECTMEN UNDER CGS 8-24 FOR RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION CONCERNING THE FAIRFIELD HILLS MASTER PLAN REVIEW COMMITTEE REPORT

The Commission discussed the contents of the plan and the summary. The Commission had some issues such as the build out plan, open space and revenue. They considered the report very thorough. Once all the Commissioners are familiar with the contents, it was considered prudent to write a report for the POCD. The planning aspect should be done before people come before the Commission with an application. Ms. Dean will write a letter to the Board of Selectmen stating that the committee did an excellent job and will get back to them with their comments. Also, the new members of the Commission need time to digest the contents. Further discussion is required.

RESOLUTION CONCERNING A-FRAME SIGN RESOLUTION EFFECTIVE OCTOBER 31, 2011 SHALL BE EXTENDED TO SHOPPING CENTERS.

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 a modification of the Town of Newtown zoning regulations pertaining to temporary signs in those areas that are defined as shopping centers in the zoning regulations. This is a temporary revision that will expire October 31, 2012

SHALL BE APPROVED

BE IT FURTHER RESOLVED that the Sandy Hook Design District A-frame sign resolution approved by the Planning and Zoning Commission effective October 31, 2011 shall be extended to shopping centers as they are defined in the Town of Newtown zoning regulations.

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 December 1, 2011.

Seconded by Mr. Mulholland.

Vote:	Ms. Dean	Yes
	Ms. Brymer	Yes
	Mr. Mulholland	Yes
	Mr. Porco	Yes
	Mr. Swift	Yes

Motion 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".

Mr. Benson said that they are experiencing computer issues that need to be worked out. He will get someone to look at it.

Ms. Dean said that assignments will be issued to the new members. She will also give Ms. Fillion a copy of the 2004 POCD.

RESOLUTION CONCERNING DESIGNATION OF ZONING ENFORCEMENT OFFICERS

Ms. Dean moved that the Newtown Planning and Zoning Commission hereby designates George Benson, Gary Frenette, Rob Sibley and Catherine Monckton as Zoning Enforcement Officers to implement and enforce the Newtown Zoning Regulations in accordance with Article IX – Administration and Enforcement. Seconded by Mr. Mulholland. The vote was unanimous.

Specific description of the positions, not by individuals will be presented and discussed at the next meeting.

COMMUNICATIONS/CORRESPONDENCE

LAND USE AGENCY DIRECTOR'S COMMENTS

DISCUSSION CONCERNING PROPOSED AMENDMENT TO SUBDIVISION REGULATIONS AT ARTICLE III, SECTIONS 3.09.100 AND 3.10.100 AND ARTICLE IV, SECTION 4.01.800 CONCERNING INSTALLATION OF CONCRETE SIDEWALKS ON PROPOSED SUBDIVISION STREETS (PUBLIC HEARING DECEMBER 15, 2011)

Mr. Benson distributed proposed changes to the regulations 4.01, 401.800, 3.09.100 and 3.10.100 regarding concrete sidewalks for inclusion in the Conservation subdivision regulations.

DISCUSSION CONCERNING PROPOSED AMENDMENTS TO THE ZONING REGULATIONS AT ARTICLE V, SECTION 5 CONCERNING RECREATIONAL ACTIVITIES IN INDUSTRIAL ZONES AND AT ARTICLE X, SECTION 9.01.200 CONCERNING DESIGNATION OF ZONING ENFORCEMENT OFFICERS (PUBLIC HEARING DECEMBER 15, 20011.)

Mr. Benson asked the Commission to pass proposed amendments to the Zoning Regulations Article V – Industrial Zones: 5.02.370, 5.04.330, 5.05.340 and 5.06.470.

Mr. Benson said that the First Selectman asked him to come up with a procedure for anything going in to Fairfield Hills. People do not know who to go to. The Fairfield Hills Authority is also looking into this. Mr. Benson will look into it again. This will be discussed at a future meeting.

Mr. Benson distributed a draft dated 11/18/11 regarding Section 5 – Conservation Multi-family District (CMD) Section 3.05. Ms. Dean explained the initial attempt to require 35% open space. The purpose was to prevent sprawl. She added that one way to get affordable housing in town is renting due to problems with required deposits.

Ms. Dean read State General Statute under 8-26 415.300, 4.15.310 and 415.320 which has been on the State books for some time but not on the town books. This could preclude some building where the land has an awkward fit. This will be discussed at a late meeting.

MINUTES

Mr. Mulholland made a motion to approve the minutes of the Special Meeting held November 8, 2011 as submitted. Seconded by Mr. Porco. The vote was approved unanimously.

ADJOURNMENT

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

The meeting adjourned at 9:10 p.m