

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

*Land Use Office
Conference Room #2
Primrose Street, Newtown, Connecticut*

*Regular Meeting
August 2, 2012*

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

The meeting was opened at 7.30 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

PUBLIC HEARING

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR A PROPOSED AMENDMENT TO THE ZONING REGULATIONS AT ARTICLE VI, SPECIAL DISTRICTS, SECTION 3, FAIRFIELD HILLS ADAPTIVE REUSE ZONE, TO PERMIT A COMMUNITY ACTIVITY SUCH AS A FAIR, CONCERT OR SIMILAR TYPE EVENT AS CONTAINED IN A CERTAIN DOCUMENT DATED JUNE 20, 2012

Ms. Dean read the call for the hearing and the correspondence in the file, after which the Commission discussed the proposal including the matter of vendors that should be sponsored by the event organizers. The organizers are also responsible for trash pick up, removal of signs and insurance.

Ms. Dean asked to hear from the public.

Margorie Cramer, 38 Huntington Road, Newtown, Connecticut would like to have circuses excluded.

Mary Wilson, 12 Whipoorwill Road, Newtown, Connecticut expressed concern about wear and tear on the turf by vehicles.

Ms. Dean responded by saying that circuses with wild animals would not be permitted and vehicles would be limited to the tarmac.

PUBLIC HEARINGS (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 "PLAN OF CONSERVATION AND DEVELOPMENT 2012 DRAFT ARTICLE V "ACHIEVING THE VISION: SPECIAL AND OVERLAY DISTRICTS AND CORRIDORS", DATED MAY 17, 2012

The Commission went through the newly revised draft. Comments will be sent to Ms. Dean who will consolidate them and forward them to the Land Use office for inclusion in the next draft. This will be voted on at a later meeting.

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 "PLAN OF CONSERVATION AND DEVELOPMENT 2012 DRAFT ARTICLE III "NEWTOWN IN PERSPECTIVE GROWTH, CHANGE AND TRENDS" DATED MAY 17. 2012

To be discussed at a later date.

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

To be discussed at a later date.

COMMUNICATIONS AND CORRESPONDENCE

DISCUSSION CONCERNING PROPOSED AMENDMENT TO THE TOWN OF MONROE ZONING REGULATIONS TO CREATE A NEW ARTICLE XVI PERTAINING TO "NEIGHBORHOOD APARTMENT RESIDENCE OVERLAY ZONE"

Mr. Benson said that the Dauti regulations allow eight units per acre. The new regulations currently allow four, which they are considering increasing to six. He would like to do more research into the matter and meet with Mr. Porco and town developers. Ms. Dean will ask the Oxford Land Use office to send their regulations.

Ms. Dean advised that she read in the "Bee" that there is an application on the way for the former Lexington Gardens property.

The two lots in front of "The Woods" are being developed to be potential medical offices.

Toll Bros. is coming in with an application. Mr. Benson said that things are looking up and applications should start coming in by Spring.

LAND USE AGENCY DIRECTOR'S COMMENTS

None at this time

ACTION

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR A PROPOSED AMENDMENT TO THE ZONING REGULATIONS AT ARTICLE VI, SPECIAL DISTRICTS, SECTION 3, FAIRFIELD HILLS ADAPTIVE REUSE ZONE, TO PERMIT A COMMUNITY ACTIVITY SUCH AS A FAIR, CONCERT OR SIMILAR TYPE EVENT AS CONTAINED IN A CERTAIN DOCUMENT DATED JUNE 20, 2012

The hearing was closed at 8:16 p.m.

Ms. Dean 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 proposed amendment to the zoning regulations at Article VI, Special Districts, Section 3, Fairfield Hills Adaptive Reuse Zone, to permit a community activity such as a fair, concert or similar type event as contained in a certain document dated June 20, 2012, revised 8/2/12

SHALL BE APPROVED

BE IT FURTHER RESOLVED that the amendment is consistent with the Town of Newtown Plan of Conservation and Development

BE IT FURTHER RESOLVED that the amendment shall become effective on August 13, 2012

Seconded by Mr. Porco.

Vote:	Ms. Dean	Yes
	Mr. Porco	Yes
	Mr. Swift	Yes
	Mr. Pozek	Yes
	Mr. Spragg	Yes

Motion approved

MINUTES

Mr. Pozek moved to accept the Minutes of July 19, 2012 as submitted. Seconded by Ms. Fillion. The motion was unanimously approved.

ADJOURNMENT

Mr. Pozek made a motion to adjourn. Seconded by Ms. Fillion. The motion was unanimously approved.

The meeting adjourned at 8:20 p.m.