

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Meeting Room 3
Primrose Street, Newtown, Connecticut

Regular Meeting
March 6, 2014

Present: Mr. Mulholland, Mr. Porco, Mr. Swift, Mr. Corigliano and Mr. Mitchell. Alternates: Mr. Ruhs
Mr. Pozek, and Mr. Taylor.

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

EXECUTIVE SESSION

Recommendations from Deputy Director of Land Use and Planning for open space under CSG 8-24 and 8-25

Mr. Mitchell made a motion to go into Executive Session. Seconded by Mr. Taylor. The motion was unanimously approved. Mr. Swift made a motion to come out of Executive Session. Seconded by Mr. Mitchell. The motion was unanimously approved.

The Commission unanimously approved adoption of LA-07.

CHAIRMAN'S REVIEW

Mr. Mulholland asked the Commission to advise Mr. Benson if they had any questions regarding an upcoming public hearing for a regulation change scheduled for the next meeting of March 20, 2014.

Mr. Mulholland advised that there were three openings for the Architectural Review Board. They would like to have at least one architect and landscape architect.

Mr. Mulholland distributed an Overall Site Plan for Consumers Petroleum for proposed gas station improvement that is scheduled for public hearing on March 20, 2014. He asked the Commission to study the proposal and advise Mr. Benson of any questions they might have before the meeting.

MANDATORY REFERRALS

Mandatory Referral under CSG 8-7d from the Town of Easton for a proposed amendment to the Easton Zoning Regulations concerning special exceptions for pre-existing farm and forest activities.

Mr. Benson explained the application to the Commission. After a brief discussion it was considered to have no effect on the Town of Newtown. The Commission unanimously agreed that Mr. Mulholland should write a letter to the town of Easton stating that they had no objections.

Mandatory Referral under CSG 8-7d from the Town of Oxford for a proposed amendment to the Oxford Zoning Regulations concerning a new Housing Opportunity Development (HOD) District.

Mr. Benson explained the application to the Commission. After a brief discussion it was considered to have no effect on the Town of Newtown. The Commission unanimously agreed that Mr. Mulholland should write a letter to the town of Oxford stating that they had no objections.

CHAIRMAN'S REVIEW

The Commission discussed the definition of warehouses or distribution centers, which are not listed under Special Exceptions. Mr. Mulholland asked the Commission to research the options for the Exit 9 M-2a property for comment at a future date.

COMMUNICATIONS AND CORRESPONDENCE

Land Use Director's Comments

Mr. Benson distributed a document "Pick-Up service offered by Stop & Shop" explaining pick-up services in other Stop & Shop locations. A copy of said document can be found in the Land Use Office. Mr. Benson asked the Commission to think about it and advise him what, if any suggestions they might have.

Minutes

Mr. Pozek made a motion to approve the Minutes of February 20, 2014 as submitted. Seconded by Mr. Swift. The motion was unanimously approved.

ADJOURNMENT

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

The meeting adjourned at 8:45 p.m.