

# MINUTES

## Newtown Planning and Zoning Commission

### SUBJECT TO APPROVAL

*Land Use Office  
Council Chamber  
Primrose Street, Newtown, Connecticut*

*Regular Meeting  
May 1, 2014*

Present: Mr. Mulholland, Mr. Mitchell, Mr. Porco and Mr. Swift. Alternates: Mr. Taylor seated for Mr. Corigiano, Mr. Pozek and Mr. Ruhs  
Also present: George Benson, Land Use Director  
Clerk: Ms. Wilkin

The meeting was opened at 7.39 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

#### CHAIRMAN'S REVIEW

Mr. Mulholland had nothing to review.

#### PUBLIC HEARING

**Application by the Town of Newtown Economic Development Commission for a proposed amendment to the Town of Newtown Zoning Regulations at Article V, to add "Section 5.03.250. Distribution Center, Warehouse and/or Wholesale Business" as a permitted use in Industrial Zone M-2A as noted in a certain document entitle "Proposed Amendment to the Town of Newtown Zoning Regulations Article V. Industrial Zone, Section 3 Industrial Zone M-2A" dated March 3, 2014**

Mr. Mitchell read the call for the hearing.

Mr. Mulholland read the correspondence in the file, then asked to hear from the applicants' representative.

Elizabeth Stocker, Director of Economic and Community Development explained the application on behalf of the Economic Development Commission (EDC).

A traffic report by Frederick P. Clark Associates, Inc, dated April 26, 2014 was referred to. A copy of which is in the file. A warehouse is considered the lowest traffic generator. Final traffic plans would be conducted by the State. Now that sewer and water lines are approved, it should make the property more attractive for development. They have been approached by a broker for development in the northeast, from Main to New York. Ms. Stocker had spoken with the staff at Windsor for comparison.

Mr. Mulholland and Mr. Porco said that the ultimate goal is to develop Hawleyville business B-2 zone. Both asked why this use would not be better as a special exception.

Mr. Mulholland asked to hear from the public.

Jen Ballard, 9 Whippoorwill Hill Road, Newtown asked why they were not notified. Mr. Benson advised that the zone change is not site-specific but town wide. She felt this use should come under special exception.

Mike Sandler, 27 Woods Lane, Newtown, Connecticut, also felt it preferable to come under special exception.

The hearing was closed and a short recess was caked at 8:33 p.m.

The meeting reconvened at 8:35 p.m.

After the Commission discussed the application they agreed that it should come under special exception.

Ms. Stocker withdrew the application at this time.

### **COMMUNICATIONS AND CORRESPONDENCE**

Nothing to discuss at this time

### **Land Use Director's Comments**

Mr. Benson had nothing to report.

### **Minutes**

The Minutes of April 17, 2014 will be voted on at the next meeting after the following changes are made:

Page 1 Correct to read: Mr. Ruhs seated for *Mr. Corigliano* (not Swift)

Page 2 Before the Land Use Comments add the sentence: By voice vote the Commission unanimously agreed that the proposal from Stop and Shop for a pick-up service as described is allowed within the current building zoning approvals for the property.

### **ADJOURNMENT**

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

The meeting adjourned at 8:47 p.m.