

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
September 4, 2014

Present: Mr. Mulholland, Mr. Mitchell, Mr. Porco and Mr. Swift. Alternates: Taylor seated for Mr. Corigliano, Mr. Pozek and Mr. Ruhs
Also present: Robert Sibley, Deputy Director of Planning and Use Director
Clerk: Ms. Wilkin

The meeting was opened at 7.34 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 updated the Commission on Ms. Dean, who is improving.

MANDATORY REFERRAL

Referral per CT General Statute, Section 8-30g from the Town of Easton for proposed amendments to the Easton Zoning Regulations and proposed Map Text Amendment pertaining to an application for a 48 home community with 20 affordable accessory apartments.

The amendment would allow for a higher density development similar to Newtown's conservation subdivisions. Of the 20 units currently planned for a site on Sport Hill Road, ten will house people whose income is 60% of the State's average and ten 80% of the average income. The amendment would be named "Planned Affordable Accessory Apartments". Mr. Sibley went through the term "affordable housing". Mr. Mulholland considered the amendment to have no effect on Newtown's traffic or safety. The Commission agreed. Mr. Mulholland will write a letter to the town of Easton advising them that Newtown had no problem with the proposed amendment.

COMMUNICATIONS AND CORRESPONDENCE

Land Use Director's Comments

Mr. Sibley distributed the new Land Use office structure.

Mr. Benson, Director of Planning oversees Town planning, staff for the Planning and Zoning Commission, Fairfield Hills Authority and the Economic Development Commission, review of commercial and municipal developments, pre-application reviews and meetings, business use and location assessment, interpret State statutes, management of special projects, review subdivisions, Borough planning of land use and Economic Development staff.

Betsy Paynter has replaced Elizabeth Stocker as Economic Development Coordinator, serving as staff to the EDC. Her responsibilities include developing a marketing plan to attract businesses, compile and analyze economic and social factors impacting Newtown. She will report to George Benson.

Grant Prezler, Grant Coordinator will also report to Mr. Benson and will be responsible for applying for and administer grants, serve as staff for the Fairfield Hills Authority.

Mr. Sibley's responsibilities include operating of land use. He serves as staff for Inland Wetlands and Conservation Commissions, open space acquisitions and review, site plan review, zoning and wetland enforcement, Borough conservation official, special projects.

The rest of the staff remain status quo.

Mr. Sibley said that this would mean that all land use staff would be working in unison, which will streamline things, making it easier to deal with potential builders. Mr. Mulholland felt this very workable.

Other Matters

Mr. Mulholland will inquire as to whether some mandatory referrals can be handled in the office rather than public hearings.

Minutes

There was no motion on the minutes of 7/17/14 and 7/31/14.

ADJOURNMENT

Mr. Swift made a motion to adjourn. Seconded by Mr. Taylor. The motion was unanimously approved.

The meeting adjourned at 8:25 p.m.