

# MINUTES

## Newtown Planning and Zoning Commission

### SUBJECT TO APPROVAL

Land Use Office  
Council Chamber  
Primrose Street, Newtown, Connecticut

Regular Meeting  
March 19, 2015

Present: Mr. Mulholland, Mr. Mitchell, Mr. Porco, Mr. Swift and Mr. Corigliano. Alternates: Mr. Pozek Mr. Taylor and Mr. Ruhs  
Also present: George Benson, Director of Planning  
Clerk: Ms. Wilkin

The meeting was opened at 7.37 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

### MANDATORY REFERRAL

#### Mandatory referral under CGS #8-24 From the Town of Newtown Land Use Agency for proposed land acquisition

Robert Sibley, Deputy Director of Planning and Land Use explained the State Statute. This is an attempt to bring the town in lock-step with the State. There were five pieces of property that the Commission needs to approve of acquiring. These are:

**Echo Valley Road. 2.98+/- acres.** This parcel links and abuts town-owned open space. It would create a 56+ acre contiguous preserve with public access from Alberts Hill Road, Valley Field Road North, Concord Ridge Road and Winter Ridge Road. The parcel has been rated and recommended by the Conservation Commission (CC) with emphasis on the protection of passive recreation and linkage to other protected lands.

**Walnut Tree Hill Road – OS Lot-line revision. 0.13+/- acres.** This parcel links, and butts current town-owned open space. The parcel has been a focus of the CC for over a decade. It is a critical link for the continuation of Al's Trail. The parcel has been rated and recommended by the CC with emphasis on the protection of passive recreation and linkage to other protected lands.

**94 Waterview Drive – Lot-line revision. 0.090 acres.** This parcel is part of a program to revert selective areas to private or town-owned use. This area is currently owned by the Town of Newtown (TON) and is adjacent to pre-existing non-conforming lot. This lot-line revision would create a more conforming residential parcel.

**8 Waterview Drive – Lot-line revision. 1,475 sq.ft.** This parcel is currently owned by the TON and is adjacent to pre-existing non-conforming lot. This lot-line revision would create a more conforming residential parcel.

**2 Sweetbriar Lane – Lot-line revision. 0.234+/- acres.** This parcel is part of a program to revert selective areas to private or town-owned use. This area is currently owned by the TON and is adjacent to a driveway existing on the lot. This lot-line revision would create a more conforming residential parcel.

Mr. Sibley indicated that there would be similar revisions in the future. His presentation explained the procedure.

After a brief discussion the Commission recommended the proposed acquisitions. There were no members of the public present.

Mr. Mulholland will write a letter indicating that the Planning and Zoning Commission approves the proposed land acquisitions take place.

### **PUBLIC HEARINGS**

The hearings were opened at 8:34 p.m.

Mr. Mitchell read the call for all three hearings together.

#### **Application by the Town of Newtown Planning and Zoning commission for a proposed amendment to the Town of Newtown zoning regulations at Article VI, Section 5. Section 6.05.300, pertaining to permitted uses in the Sandy Hook Design District, as contained in a certain document dated February 5, 2015, revised February 19, 2015**

This amendment allows people in the Sandy Hook Design District to be able to split the use of their property to residential and commercial as long as the ratio is 50/50. If it works in Sandy Hook it could be applied to other design districts in town. There were no members of the public present.

#### **Application by the Town of Newtown Planning and Zoning Commission for a proposed amendment to the Town of Newtown zoning regulations at Article VII, Section 12, Section 8.12, pertaining to Sale of Liquor – Alcoholic Beverage, as contained in a certain document dated February 5, 2015**

Mr. Benson explained that someone in Sandy Hook would like to open a café, but could not because it is not a listed use within 300 ft. of a school or church. Taverns were not listed because they do not serve food, but cafes and restaurants should be. There were no members of the public present.

#### **Application by the Town of Newtown Planning and Zoning Commission for a proposed amendment to the Town of Newtown zoning regulations at Article VII, Chart VII-1, Area, Height and Yard Requirements as contained in a certain document dated March 2, 2015**

Mr. Benson explained that this application is aimed at making yard requirements more consistent. There were no members of the public present.

Mr. Mitchell made a motion to approve all three applications detailed above, noting that they are consistent with the purpose and intent of the Town of Newtown Plan of Conservation and Development. This approval shall become effective on March 30, 2015. Seconded by Mr. Corigliano. The vote was approved unanimously.

## **MANDATORY REFERRAL**

### **Mandatory referral under CGS #8-24 from the Town of Newtown Water and Sewer Authority for proposed Hawleyville Low Pressure Sewer Extension**

Fred Hurley, Public Works Director explained how sewer lines would be installed connecting to what is now referred to as "The Woods" along Route 6 and Route 25 to the I-84 overpass. This is a different engineering design, bringing down the cost substantially. Financing would be through a 20 year bond. Thus far 24 home owners have shown interest in hooking up who would reimburse the cost to the town. Bids should be closed this summer and installation complete by fall.

After a brief discussion the Commission unanimously agreed that the work should proceed. Mr. Mulholland will write a letter indicating the Commission's approval.

## **ELECTION OF OFFICERS**

The Commission unanimously agreed to keep the same list of officers: Mr. Mulholland, Chair, Mr. Porco, Vice-Chair and Mr. Mitchell, Secretary.

## **COMMUNICATIONS AND CORRESPONDENCE**

### **Land Use Agency Director's comments**

No comments.

## **Minutes**

Mr. Corigliano made a motion to approve the minutes of February 19, 2015 as submitted. Seconded by Mr. Pozek. The vote was unanimously approved.

## **ADJOURNMENT**

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

The meeting was adjourned at 9:23 p.m.