

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
June 18, 2015

Present: Mr. Mulholland, Alternates: Mr. Pozek seated for Mr. Swift; Mr. Ruhs seated for Mr. Mitchell and Mr. Taylor seated for Mr. Corigliano
Clerk: Ms. Wilkin

The meeting was opened at 7.35 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 advised the Commission that the next meeting has been moved to July 9, 2015, at which time there will be a public hearing for property in Sandy Hook. He asked all members of the Commission to familiarize themselves with the file.

COMMUNICATIONS AND CORRESPONDENCE

Before proceeding, Mr. Mulholland noted that members of the public wished to address to Commission.

Lincoln Sander, 211 Walnut Tree Hill Road, Sandy Hook, Connecticut, referring to the Dauti project on Church Hill Road, asked when sites are considered a blight. Mr. Benson suggested he came in to the office where he could talk with him about cleaning up the site up.

Jean Sander, 211 Walnut Tree Hill Road, Sandy Hook, Connecticut asked if the proposed change in regulations for EH 12 housing covered the entire town or just Sandy Hook. Mr. Mulholland explained the overlay zone that was proposed would give the town more control on the size, style and setbacks of proposed development. Mr. Benson would be able to explain in detail in the office.

MANDATORY REFERRAL

Mandatory referral from the Town of Bethel Planning and Zoning Commission per CGS 8-261 for a proposed site development application.

The proposed development is similar to existing stores adjacent to this site. Mr. Mulholland and the Commission had no problem with the proposal, stating that it meets the POCD requirements. Mr. Mulholland will write a letter to the Bethel Planning and Zoning Commission stating their approval.

COMMUNICATIONS AND CORRESPONDENCE

The Commission discussed a request for an accessory apartment at 25 Farm Meadow Road, Newtown, Connecticut. Gary Frennette, Zoning Enforcement Officer (ZEO) has looked at the property. Noone had a problem with it, including the neighbors. This apartment is for a relative and meets all the criteria. Mr. Benson expressed appreciation for the homeowners' requesting this before building. The Commission agreed to waive the fee and approved this request,

Minutes

Mr. Pozek made a motion to approve the minutes of the regular meeting of May 7, 2015 as submitted. Seconded by Mr. Porco. The vote was unanimously approved.

Mr. Benson advised the Commission of the annual request for a mining permit renewal by the Nagy Brothers This is issued by the ZEO. He noted that there has not been mining activity at the site in many years, but because it is no longer allowed, they keep this permit active by renewing it every year.

Discussion of possible zoning regulation amendment regarding gas station signs.

Mr. Benson has been reviewing gas station signage, as it pertains to the new station opened on Church Hill Road. The only place where interior lighting is permitted is gas stations and shopping centers, although there is nothing in the regulations. This would involve a minor adjustment to the regulations that could be brought to the Commission for approval at the next meeting.

Mr. Porco asked for an update on the realignment of the road next to the new gas station on Church Hill Road. Mr. Benson advised that they are preparing the final document for signature with the Pizza Palace, working on parking also. The financing is set and all that is needed is the final approval.

Mr. Benson advised that the Grace Christian Church is about to come in with an application for a smaller church with apartments under incentive housing in the rear. They might include a small restaurant.

The sewer and water lines at the uncton of Routes 6 and 25 are to be installed this summer. There is a developer working on a conceptual plan for a medical building that will be ready by the next meeting.

Mr. Mulholland would like to see a hook-up with the GIS system for overhead viewing as a helpful tool with certain discussions and proposals.

ADJOURNMENT

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

The meeting was adjourned at 8:12 p.m.