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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

March 3rd, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Swift, Mrs. Cox, Mr. Taylor (A), Mrs. Manville (A), and Mr. Meadows

Absent: Mr. Corigliano, Mr. Mitchell

Also Present: George Benson, Director of Planning, Wes Thompson, Economic Development Commission (EDC)

Mr. Mulholland called the meeting to order at 7:33 pm.

Chairman's Report: Mr. Mulholland gave the group an update on Mr. Corigliano's progress, stating he hopes to return to the Commission soon. He also asked the Commission to allow Mr. Galante to be added to the agenda. Mrs. Cox came forth with a motion to add Mr. Galante to the top of the agenda, Mr. Swift seconded, and it passed unanimously.

Mr. Galante, of Frederick P. Clark Associates, Inc., presented an altered site plan regarding the Covered Bridge application that was approved on December 17, 2015. After many meetings and presentations, the Connecticut Department of Transportation (ConnDOT) and the Office of the State Traffic Administration (OSTA) has suggested widening the exit lane to 18 feet approaching a stop sign. This is a one lane exit, however the additional width will allow drivers to 'sneak by' to make a right hand turn. There will be no lines or signs advertising the ability to do so. Mr. Mulholland made it clear to the Commission that the efforts to include a traffic signal have not ended, but the qualifications [for a traffic light] are very specific. Mr. Mulholland entertained a motion to approve the new traffic study for Covered Bridge and the State's requirements relative to the entrance and exits to both the diner, as stated in letters dated March 1, 2016 and March 3, 2016 from Frederick P. Clark Associates, INC. Mrs. Cox seconded the motion. All in favor.

Mandatory Referral

Mr. Benson presented two Mandatory Referrals under CGS 8-24. The first was from Fred Hurley, the Director of Public Works. The Toddy Hill Road Bridge Replacement

*These minutes are subject to approval of the Commission at their next meeting.
All correspondences and a recording of this meeting are available in the Land Use Office.*

Plan will straighten and raise the grade connecting to Route 34, eliminating many traffic issues. This is part of a larger project that the Commission saw as a welcomed change.

Mrs. Cox moved to approve the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the referral for Toddy Hill Road Bridge Replacement Project, which required the re-alignment of a portion of Toddy Hill Road and the placement of a new bridge; pursuant to the Connecticut General Statutes, Section 8-24, is hereby found to be consistent with the Plan of Conservation and Development.

Mr. Mulholland so moved. Mr. Swift seconded. The motion passed unanimously.

Mr. Benson then presented a map regarding the Newtown Pedestrian Improvements, State Project 96-202. After light discussion of wanting to include Queen Street in the project, Mrs. Cox read the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the referral for Newtown Pedestrian Improvements State Project 96-202, which includes the installation of new sidewalks, crosswalks and potential pedestrian signal improvements from roads Sugar Street, to Mile Hill, to Trades Lane, for approximately 5,900 feet; in pursuant to Connecticut General Statutes, Section 8-24, is hereby found to be consistent with the Plan of Conservation and Development.

Mr. Swift made a motion to accept, Ms. Cox seconded, and it passed unanimously.

Communications and Correspondence

Mr. Benson revisited the plans for Riverwalk (Washington Avenue), bringing forward a correspondence from Mr. Michael Burton. The letter was asking for permission to exclude the single family home from the development, leaving it as a standalone residence with a separate entrance. The Commission agreed with Mr. Benson that the proposal was an insignificant change, and asked him to send a letter to Mr. Burton stating the amended site plan is acceptable.

Mr. Benson brought forth a letter from Realtor Maureen Van Hise, regarding the property at 68 Church Hill Road. The letter asks the feasibility of changing a BPO zone to include restaurants. Mr. Mulholland and Mr. Benson explained how changing the regulation would not only be for the property at 68 Church Hill, but all BPO zones. Mr. Mulholland asked Mr. Benson to look further into the BPO zones in Newtown and come back with more information.

Wes Thompson, EDC, spoke on behalf of the Farmer's Market participants. The regulations in Newtown currently state: "Temporary food establishments (as defined by the CT Public Health Code) are **not** to be allowed". The requested one year amendment

hopes to serve as a compromise, stating: 'Temporary Food Establishments are to be allowed with the exception of Food Trucks'. The EDC feels that this will bring more of a crowd to the Farmer's Market, thus engaging the community and bringing more success for participants. Mr. Mulholland asked Mr. Thompson to come back with an application including specific concessions that will be allowed with the amendment.

Minutes of November 21, 2013

Mr. Benson presented a small Verbatim from a section of a meeting on November 21, 2013 that had been excluded from the minutes. Mr. Mulholland asked for a motion to add what was omitted from the minutes. Mr. Swift accepted, Mrs. Cox seconded. It was accepted unanimously.

Minutes of December 17, 2015

There was a discussion of the minutes that will be continued at the next meeting.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mrs. Cox seconded. The meeting was adjourned at 9:00pm.

*Respectfully Submitted,
Georgia Contois, Clerk*