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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

3 Main Street, Town Hall South

April 7, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Mitchell, Ms. Manville, Mr. Meadows

Absent: Mr. Corigliano, Mr. Swift, Mr. Taylor, Ms. Cox

Also Present: George Benson, Director of Planning

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

Chairman's Report

Mr. Mulholland updated the Commission on Mr. Corigliano's progress; stating he was doing much better and will hopefully be joining the Commission soon. Mr. Mulholland also changed the order of the agenda to allow a correspondence regarding 14 Glen Road to be discussed first.

Communications and Correspondence

Mr. DeTullio and Ms. Crisci own a single family home with a detached two car garage in the Sandy Hook Design District (SHDD). They currently rent the house out, and are looking to convert the garage to a 625 square foot apartment. The SHDD regulations currently prohibit two residential buildings on one property. The Commission is looking to the Land Use Agency to provide more information at their next meeting regarding regulations in different zones, and how a possible amendment to the SHDD regulation would affect other properties.

Mandatory Referral

Mr. Benson gave an overview of the STEAP Grant project, showing a map of the area that will be revamped from the Grant, and other areas that are being looked into for the future. Mr. Mulholland was concerned about the lighting plans for two reasons; lighting flow off of the property and dark sky regulation. Mr. Benson assured Mr. Mulholland

*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.*

that the plans will be passed on to the Commission for comment, and the design will fit with existing lighting patterns. Mr. Mitchell presented a motion:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the referral for STEAP Fairfield Hills Streetscape Grant by enhancing current pedestrian right-of-ways, new sidewalk connecting to trails, lighting, landscape elements, fencing and curbs, as part of the Master Plan for the campus; pursuant to the Connecticut General Statutes, Section 8-24 g, is hereby found to be consistent with the Plan of Conservation and Development, and shall be approved. Mr. Meadows seconded.

The Commission took a vote:

Mr. Mulholland	YES
Mr. Mitchell	YES
Mr. Meadows	YES
Ms. Manville	YES

The motion passed.

The Town of Monroe presented a Mandatory Referral for RAA 2016-03, File #978E, which was a text amendment to alter language. After a short discussion, the Commission agreed that the proposed changes were appropriate. The Commission will send a letter to the Town of Monroe stating their recommendation for approval.

Director of Planning

Mr. Benson continued the discussion of BPO zones, and offered a map showing the overlay. He explained why the BPO zone worked to preserve historical buildings, but also allow commerce. The main concerns were two parcels; one large property near I-84, and a cluster of lots by the high school. Many members feared the issues that would arise by making an amendment to the zone to allow restaurants. Mr. Mulholland advised that if the original corresponded wanted to pursue, that they would have to come forth with an application.

Additional Comments

Mr. Mulholland asked for an Open Space discussion on creating an Open Space zone on the agenda for the next meeting dated April 21, 2016.

Minutes of March 3, 2016

Ms. Manville moved to accept the minutes of March 3, 2016. Mr. Meadows seconded.

The Commission took a vote:

Mr. Mulholland	YES
Mr. Meadows	YES
Ms. Manville	YES
Mr. Mitchell	Abstained, was not present at last meeting

The motion passed.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Mitchell seconded. The meeting was adjourned at 8:06pm.

*Respectfully Submitted,
Georgia Contois, Clerk*