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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

May 19, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Swift, Ms. Cox, Mr. Corigliano, Ms. Manville (A), Mr. Taylor, Mr. Meadows

Absent: Mr. Mitchell

Also Present: George Benson, Director of Planning

Mr. Mulholland called the meeting to order at 7:34 pm. Mr. Mulholland changed the order of the agenda to accommodate the Public Hearing first.

Public Hearing

Application #16.05 by The Planning and Zoning Commission for a Zoning Regulation Amendment for the Sandy Hook Design District (SHDD), Section 6.05.410, to include Condition 8: one residential dwelling and one apartment (maximum size 800 square feet) located in an existing detached building, as referred to in a letter dated April 21, 2016.

Ms. Cox read the call for the hearing. Mr. Benson spoke towards the application, bringing forth an updated letter and a map showing the Sandy Hook Design District Zone. The letter dated May 19, 2016, included that the detached structure must exist for seven (7) years prior to application. Within the zone, potentially applicable parcels were marked to show the Commission what properties could apply for an apartment. Mr. Benson showed only six properties with detached structures that could be converted to apartments. However, most had less than 500 sq. ft. and probably would not be utilized as apartments.

Mr. Swift asked if existing structures could expand upwards. Mr. Benson said yes, however he had not come across this as an issue in other zones. Mr. Swift was also concerned about parking spots and structures. Mr. Mulholland and Mr. Benson explained the current regulations regarding parking spots, and that new structures would need to be permitted from Building and Land Use.

Mr. Meadows did not think that the smaller sized buildings would want to convert to an apartment. Ms. Cox figured that an economy apartment may encourage college students to come back to Newtown. Mr. Benson reminded the Commission that even if all of the applicable structures applied for an apartment, there would only be six apartments constructed.

*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.*

With no public comment, Mr. Mulholland closed the Public Hearing at 7:50pm.

Ms. Cox read the following resolution:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application # 16.05 for an amendment to the Zoning Regulations to establish a condition Eight (8), pursuant to Section 6.05.410, to read “(8) One residential dwelling and one apartment (maximum size 800 square feet) located in an existing detached building, assessed as an accessory building for seven (7) years prior to application” as stated in a letter dated May 19, 2016 from the Land Use Department, is hereby found consistent with the Plan of Conservation and Development and the Comprehensive Plan.

Ms. Cox made a motion to accept. Mr. Corigliano seconded.

The Commission took a vote:

Mr. Mulholland	YES
Mr. Swift	YES
Mr. Corigliano	YES
Ms. Cox	YES
Ms. Manville	NO

The motion passed with one vote opposed.

Mandatory Referral

Mr. Benson and Mr. Mulholland gave the Commission a brief overview of the history of Nagy Enterprises, Inc. (previously Nagy Bros.). They explained that the renewal of their permit is to keep their options open with the property, even though they use it typically as a transfer site to hold materials between jobs. Mr. Meadows asked what the permit outlines, and Mr. Benson said the permit is specifically a Sand and Gravel Permit. The Commission agreed to send a letter of agreement to renew the mining permit.

Chairman’s Report

Mr. Mulholland thanked the Administrative Assistants of the Land Use Department for re-formatting the Zoning Regulations to have a cohesive style, and adding necessary amendments that had been approved at past P+Z meetings. He also told the Commission that he would like to have an index of a handful of items that the Commission, as well as the Land Use office, use on a regular basis, to make sure that all regulations are recognized. For example, he talked about how Open Space (OS) is currently only laid out in the Subdivision Regulations, which public may not know.

He continued on to ask the Commission their thoughts on finding a way to specify restrictions and regulations for an Open Space Zone, since there are many

different types of OS. Mr. Benson talked about Subdivision OS, Conservation Subdivision OS, Donated OS, Town Purchased OS, Town Owned and Converted OS. It was clear that the Commission and Mr. Benson needed to do more research on what they want to accomplish, and how they would want to channel OS into a regulation or zone.

Minutes of April 21, 2016

Ms. Cox began to ask for a change to the minutes, but decided not to move forward. While reading the area she was mentioning, the clerk noticed an error. Page 4, first line, "Ms." To "Mr."

Mr. Swift made a motion to accept the minutes. Ms. Manville seconded. All were in favor.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Corigliano seconded. The meeting was adjourned at 8:40pm.

*Respectfully Submitted,
Georgia Contois, Clerk*