



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
Regular Meeting
Council Chambers, 3 Primrose Street
September 1, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Corigliano, Mr. Mitchell, Mr. Swift, Ms. Cox, Mr. Taylor, Ms. Manville

Absent: Mr. Meadows

Also Present: George Benson, Director of Land Use

Mr. Mulholland called the meeting to order at 7:39 pm.

Mandatory Referrals

Mr. Mitchell recused himself from voting on all three (3) Borough Referrals as he is presenting on behalf of the Borough.

Borough- Regulation 12.01

Mr. Mitchell and Mr. Benson gave a brief background on why the Borough is amending regulations to the Main Street Village District. Currently, property owners can opt to register their home to the Historic District, which has strict standards but increases home value. The Borough wanted to create an overlay district for those properties who did not register, to hold them to a less arduous visual standard, but still maintaining the New England Style neighborhood. The Commission members were all in favor of this amendment.

Borough- CHEW CHEW Station

Mr. Mitchell explained the property at 55 Church Hill Road, which used to have the large building and a dilapidated shed. The shed has since been removed, and a new building will be constructed to house Cave Comics. Burgerittoville will take over the whole original building. The new building will be an expansion on the shed's foundation.

All Commission members were in favor of the project since it will be a major improvement to the property.

Borough- Lexington Gardens

The originally approved plans for the Morganti building included a new peaked roof, paint scheme and decorative molding to match the new buildings. The Engineer for the project has determined that the proposed roof will not be supported by the structure and will not be feasible. He has presented the Borough with an alternate set of plans, including the existing flat roof. Commission members questioned how the structure could not support this new roof, and were very adamant on receiving an explanation. They were very much in favor of keeping the original design. The Borough Chairman, Doug Nelson, was going to contact the Engineer for written clarification of why the building would not support the roof. The Commission recommends to approve the amended site plan only if the Engineer and the Borough deem the original plan not-feasible.

8-24 Transfer Station Solar Panel

Mr. Benson explained that the referral is the same information as presented at the last meeting for application #16.09. He went over all of the details for any members that had not been at the previous meeting and received the presentation from Mr. Hurley. All members felt comfortable with the project.

Mr. Mitchell read the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the 8-24 Mandatory Referral by the Town of Newtown for the installation of solar panels at the town landfill located at 199A South Main Street, Newtown, CT 06470, as shown on certain maps titled "Town of Newtown, CT – Landfill, 1360.8 KW Solar PV System" is hereby found consistent with the Plan of Conservation and Development and the Comprehensive Plan.

Mr. Swift made a motion to accept. Mr. Corigliano seconded. The Commission unanimously approved the 8-24 Referral.

Minutes of August 4, 2016

No changes were made. Mr. Corigliano made a motion to accept. Mr. Taylor seconded. All were in favor.

Discussion

Mr. Mulholland asked Mr. Benson to give an update of some projects around town. He touched on the Edmond Road re-location, Toddy Hill, Exit 11 (I-84) and the Covered Bridge Project. Mr. Swift asked about the Canaan House demolition and where the earth materials were being used. Mr. Benson told him that some of the earth material will be crushed and trucked to the Middle School to be used as a base for the baseball field. Mr. Swift wanted to know if any of the materials could be dumped on campus to fill in low spots or to be used as needed. Mr. Benson said that the bid included the cost for removing the materials, but was something that could be looked into for further projects.

Adjournment

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

*Respectfully Submitted,
Georgia Contois, Clerk*