



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

November 3, 2016 7:30 P.M.

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

Absent: Mr. Corigliano

Also Present: George Benson, Director of Land Use

Mandatory Referrals

Mr. Benson presented a Referral from the Town of Easton regarding a “Planned House Opportunity District (HOD)” and Subdivision Application for “Easton Crossing”. He explained that other towns adding Affordable Income Housing will add diversity to the area. The Commission members did not have any opposition, and agreed to recommend its approval.

Mr. Benson also presented three Referrals from the Town of Monroe regarding regulation text amendments. Files 980E, #981E, #982E are all similar to Newtown’s regulations, and would not directly affect anything in Newtown. The Commission members were satisfied with the regulation amendments and recommend their approval.

Director of Planning Comments

Mr. Benson informed the Commission that the Town has won the court case for Tractor Supply at the Appellate level. Judge Berger agreed that the SMDD Overlay Zone is not spot zoning. The Commission was very glad to have the support from Judge Berger on their original approval.

He also revisited the Hattertown LLC Subdivision which was approved in 2010. The owners of the property are dissolving the subdivision and reverting back to what had been approved with a first cut in 2007. The Commission released drainage easements that are not needed since the subdivision isn’t being constructed. There are two ‘new’ drainage easements and one existing drainage easement that will remain, as well as the conservation easement, open space parcel, and parcel for the Newtown Forest Association.

Member Discussion

Mr. Mitchell had requested opening discussion regarding the “Planning” side of P+Z. He said that so much of the Commission’s work is focused on Development, and when there is a lighter agenda he hopes to discuss the future. Mr. Mulholland agreed, bringing up ideas of transportation and railways. He wanted Commission members to start thinking of topics to discuss come the New Year.

Minutes of October 6, 2016

Mr. Swift requested a change in phrasing to the Minutes of October 6. He will present them in writing for approval at the next meeting.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Taylor seconded. The meeting was adjourned at 8:14 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*