



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION  
MINUTES

Regular Meeting  
Council Chambers, 3 Primrose Street  
September 21, 2017, 7:30 P.M.

**Present:** Mr. Mulholland, Mr. Swift, Mr. Corigliano, Ms. Cox, Mr. Taylor, Mr. Meadows and Ms. Manville

**Also Present:** George Benson, Director of Planning

Mr. Mulholland opened the meeting at 7:30 PM. Mr. Taylor will sit in as a voting member.

**Public Participation**

Jenn Crane of the Center for Support and Wellness (CSW) came to speak with the Commission about the duties of her office. Her goal is to bring more awareness to the services that they offer for mental and physical wellness and connections to local providers. Mr. Benson mentioned help that the Land Use office has received with Blight properties, which sometimes come associated with a mental health condition. Bringing in professionals or giving people contacts for services is often more helpful for the situation. Mr. Benson also mentioned working in statements to encourage wellness facilities in the POCD. Mr. Mulholland suggested looking at the mission statements of facilities like the CSW. Ms. Crane encouraged members to use word of mouth to any friends or family who may be in need of some help, to use the CSW as a resource.

**Discussion and Possible Action Items**

Application 17.13 by The Town of Newtown for a Zoning Amendment to define 'Brew Pub' and 'Distillery', add to § 8.12.400 and 8.12.410, and list as uses to zones: Fairfield Hills Adaptive Reuse Zone, All Industrial Zones, Business 1 and 2 Zones, Hawleyville Design District and Sandy Hook Design District as defined in a memo from the Land Use Agency dated 8/23/17

Mr. Benson explained that this was a regulation that he was looking into for some time, but now has a specific person looking to come to Newtown. There were many different locations discussed, so Mr. Benson felt it would be best to include Brew Pubs and Distilleries as either a Permitted Use or Special Exception Use for FHAR, M 1, 2A, 3, 4, 5, B1, B2, HCDD and SHDD zones. The language was similar to that of Monroe. Mr. Meadows asked why the definition for Brew Pub specified more than 5,000 gallons and less than 500,000 gallons annually. Mr. Benson said that it must be state liquor permit language, and that it was used in Monroe. Mr. Meadows was concerned that it would prevent very small microbreweries from being able to apply. Members agreed that they would prefer if the language could be changed to involve smaller breweries as well. There were no members of the public. Mr. Swift made a motion to accept application 17.13 with the ability to adjust the language to include smaller brew pubs if able, per state permit language. Ms. Cox seconded. All members voted in favor.

Application 17.12 by The Town of Newtown for a Zoning Amendment to M-1 Industrial Zone to include §5.02.275: "Retail use and businesses limited to 25% of the gross floor area of a multi-tenant building".

Mr. Benson described this proposal as a way to increase profitability and usable area in current

industrial buildings. Mr. Corigliano asked why businesses would not be able to have a small retail area. Mr. Benson explained that this is a larger use than a small store in a business. He changed the percentage multiple times and decided that 25% of gross floor area in a multi-tenant building would be acceptable. He encouraged ideas from the Commissioners. Mr. Swift wondered if this allowance would be too much area, and would increase competition to existing businesses. Mr. Benson said that because of the locations of most industrial buildings, they won't have as much traffic as a business on a main road or in a plaza. He also wants to encourage as much business in the town as possible. Mr. Corigliano made a motion to accept Application 17.02. Mr. Swift seconded. All members voted in favor.

### **Scoreboard at Glander 3 Field, Fairfield Hills Campus**

Mr. Mulholland asked all members if they had a chance to review the email sent out showing revised plans for the scoreboard. He said that it showed the words "donated by" which made the font smaller, and that section of the scoreboard was moved to the bottom. All members were in favor and the sign was approved.

### **Other**

Mr. Benson talked to the Commissioners about changes at Fairfield Hills. He said that Woodbury (first large building on the right as you enter the campus) will be demolished with available funds from the Canaan house demo. He also said that the white area around the windows of Shelton House (building closest to the four way stop) will be scraped and repainted because the paint is currently peeling and is unsafe. Mr. Benson said this will all tie in nicely once the Streetscape is finished. Mr. Benson also mentioned the exit 9 project known as Covered Bridge. The clubhouse has gone up and more buildings will follow. Mr. Mulholland asked about the bridge abutments that were mentioned in the conditions of approval. Mr. Benson will look into it. There was discussion about headlights at Tractor Supply and whether a berm was included as a condition of approval. Mr. Benson will also look into that.

### **POCD**

Mr. Mulholland passed out notes from Mr. Mitchell regarding the Borough in the POCD. He asked Commissioners to think about making a separate section exclusive to the Borough. He mentioned possibly creating a subcommittee and bringing in members of other Commissions to discuss. The Commission briefly discussed the Landmark Proposal which was introduced at the last meeting. Mr. Benson said he is hoping the Borough will reconsider his proposal for only municipal buildings.

### **Minutes**

Ms. Cox made a motion to accept the minutes of September 3, 2017. Mr. Corigliano seconded and the minutes were approved.

### **Adjournment**

Mr. Meadows made a motion to adjourn. Mr. Swift seconded and the meeting of September 21, 2017 was adjourned at 8:38 PM.

*Respectfully submitted,  
Georgia Contois, Clerk*