



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES

Regular Meeting
Council Chambers, 3 Primrose Street
October 5, 2017, 7:30 P.M.

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

Also Present: George Benson, Director of Planning

Mr. Mulholland opened the meeting at 7:30 PM. Mr. Mulholland moved Application 17.14 to the top of the Agenda.

Discussion and Possible Action Items

Application 17.14 by The Town of Newtown for a Zoning Amendment to opt out of SB 922: “An Act Concerning Temporary Health Care Structures”, with reasons for opting out in a memo from the Land Use Agency dated 9/13/17.

Mr. Benson explained the Public Act to the Commissioners and compared it to the regular process from the State. He said that typically the state will give a specific topic and ask towns to incorporate it to their Zoning Regulations in a way that they deem appropriate. In this case, the state added in a full regulation to all towns, and gave them an option to opt out. Mr. Benson described the flaws in the regulation for “Nanny Pods”. He questioned what right Enforcement Officers have to review medical information and make decisions regarding people’s disability status. He also said that there is a provision regarding the income of a caregiver. He did not think it was appropriate for Zoning to have any oversight to that. Structures built for handicapped people have regulations specific to the Fire Marshal and Health Department as well. Mr. Benson also presented the Commission with four options for apartments/guest houses which are allowable under the current Zoning Regulations. He asked Commissioners to opt out. Mr. Benson said that another properly crafted regulation could be added at a later date if Commissioners felt a need to do so. Ms. Cox asked who would be in charge of maintaining the Structure. Mr. Swift asked how the building code would affect the structure. Ms. Cox also mentioned the Assisted Living facility that is currently applying to the Borough Zoning Commission. Mr. Mulholland thought that there were too many issues with the language and enforcement that it didn’t meet the standards of the Newtown Zoning Regs. The memo will be revised only to reflect two grammatical errors. There was no public present. The hearing was closed at 7:55PM.

Mr. Mitchell made a motion. Be it resolved by the Newtown Planning and Zoning Commission that Application 17.14 by The Town of Newtown for a Zoning Amendment to opt out of SB 922: “An Act Concerning Temporary Health Care Structures”, with reasons for opting out in a memo from the Land Use Agency dated 9/13/17 is hereby found consistent with the Plan of Conservation and Development and the Comprehensive Plan and shall be approved. Be it further resolved that the application shall be referred to the Legislative Council per subsection (j) of Public Act No. 17-155. Mr. Corigliano seconded. All members were in favor.

Mandatory Referrals

Town of Easton: “An Act Concerning Health Care Structures”

Mr. Benson said that Easton is having a public hearing and is requesting input from neighboring Zoning Commissions. Mr. Mulholland asked the clerk to send Mr. Benson's memo to Easton.

Town of Brookfield: Application for a Zone Map Change at 874 Federal Road.

Mr. Mulholland and Commissioners agreed that the area of the zone change will not affect Newtown and took no action.

Other

Ms. Cox asked for an update for the property at 146 South Main Street. Mr. Benson said there were a handful of contractors looking at the property but there were no applications. He was going to reach out to them. Ms. Cox also mentioned the 'Village' sign at CVS. Mr. Mitchell said that there was a regulation amendment for the Borough Zoning that allowed the sign. Ms. Cox mentioned that she thought it looked nice.

Mr. Mulholland asked about the bridge abutments at 9 Covered Bridge. He also asked about Pizza Palace. Mr. Benson said that he spoke with the ZEO about Pizza Palace's sign and will follow up regarding Covered Bridge and Tractor Supply.

Minutes

Mr. Swift made a motion to accept the minutes of September 21, 2017. Ms. Cox seconded. The minutes were approved.

Adjournment

Ms. Manville made a motion to adjourn. Mr. Mitchell seconded. The meeting was adjourned at 8:10PM.

*Respectfully submitted,
Georgia Contois, Clerk*