



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

Regular Meeting  
Council Chambers, 3 Primrose Street  
November 16, 2017, 7:30 P.M.

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

**Also Present:** Rob Sibley, Deputy Director of Land Use, Georgia Contois, Clerk

Mr. Mulholland opened the meeting at 7:38 PM. Ms. Manville sat as a voting member.

**Discussion and Possible Action Items**

Application 17.19 by Prithvi Real Estate Management, Inc., for a two lot subdivision for a property located at 94 South Main Street, Newtown, CT as shown on plans titled "Proposed Subdivision, 94 South Main Street, Newtown Connecticut, Prepared for PRITHVI Real Estate Management, LLC" dated 10/10/17.

Dale Spencer, Solli Engineering, came forward as the agent for the application. He explained the lot as a 3.14 acre parcel bordering Greenbrier Lane and South Main Street. Mr. Spencer described the two proposed parcels as a front lot (to South Main Street) and a back lot (to Greenbrier). The existing homes on the properties will remain. Some of the greenhouse structures will be removed. Mr. Spencer said that all of the comments from the necessary departments have been addressed including a monument question from Mr. Bolmer. He said that because the structures are already on the properties, it is a simple subdivision. This will also increase the buffer of residential to commercial. Mr. Mitchell acknowledged that the subdivision is asking for the formality of a property line for an existing two residence lot. Mr. Spencer said that the applicant will be returning to the Commission with plans for the lot bordering South Main Street. The Commissioners had a short discussion with the applicant before opening the hearing to the public.

Neil Chaudhary, 1 Southbrook Lane, came forward as a neighbor to the project. He said that generally has been opposed to the South Main Village Design District concept since he does not think there is a large enough buffer for residential areas. However, he is not against this proposal due to the rear lot remaining residential, keeping the Commercial activity closer to South Main Street.

With no other public comment, the hearing was closed at 8:00 PM.

Mr. Mitchell read the following motion: **BE IT RESOLVED** by the Newtown Planning and Zoning Commission that Application 17.19 by Prithvi Real Estate Management, Inc., for a two lot subdivision for a property located at 94 South Main Street, Newtown, CT as shown on plans titled "Proposed Subdivision, 94 South Main Street, Newtown Connecticut, Prepared for PRITHVI Real Estate Management, LLC" dated 10/10/17, last revised 11/10/17 is consistent with the Subdivision Regulations and the R-1 zone, is consistent with the Plan of Conservation and Development and the Comprehensive Plan and **AND SHALL BE APPROVED**. **BE IT FURTHER RESOLVED** that the application shall be approved with the following stipulations which are to be completed prior to filing the record maps in the Newtown Land Records:

1. A bond in the amount of \$ 3,025.00 shall be submitted to secure the Lot Pins and Monuments.
2. There will be a fee in lieu of Open Space as defined by this Commission.

BE IT FURTHER RESOLVED that the application shall become effective December 11, 2017.  
Ms. Cox made a motion to accept. Mr. Swift seconded and all members were in favor.

### **Mandatory Referrals**

Borough of Newtown: The Borough of Newtown had submitted a request for a referral, but had not presented the Commission with any writing or background. Mr. Mulholland asked the Commission to wait for a written request.

Town of Monroe, RAA 2017-11 File #994E: Mr. Sibley explained the referral as a text reconfiguration. He said that it is mostly a formatting change, from text to table. Users will look for a proposed use in a chart and can find quick answers on the process. Mr. Mulholland asked if it was a style that Newtown should look into. Mr. Sibley said it may be user friendly in some ways but can be confusing and less specific. Mr. Mitchel said that it opens the doors for discrepancies. He suggested maybe looking into it for a guideline outside of the Regulations. The Commission decided to send a letter to Monroe stating that they had no objection and would like to follow up in a year's time to see how the reformatting worked for Monroe.

### **Other**

After hearing Mr. Chaudhary's opinion on the South Main Village Design District, the Commission talked quickly about the regulation. They will form a subcommittee at the next meeting to revisit the text and potentially make adjustments. Mr. Mulholland mentioned that regulations need to be reviewed after being put into effect.

### **Minutes**

Mr. Mulholland noted that the date on the agenda was incorrect. Ms. Cox made a motion to accept the minutes of October 19, 2017. Mr. Mitchell seconded. All members were in favor.

### **Adjournment**

Mr. Meadows made a motion to adjourn. Ms. Manville seconded. The meeting of November 16, 2017 was adjourned at 8:17 PM.

*Respectfully submitted,  
Georgia Contois, Clerk*