



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

February 16, 2017, 7:30 P.M.

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

Also Present: Rob Sibley, Deputy Director of Land Use

Chairman's Report

Mr. Mulholland reminded Commissioners to be thinking about revising the current POCD; and to review any new topics or changes they may want to see. Reviewing the POCD will be on the Agenda starting in March as a revolving topic.

Mandatory Referral

Borough of Newtown

St. Rose Church Site Development and Special Exception Applications for the Construction of the Food Pantry

Mr. Sibley presented the referral and explained the location of the food pantry. It is proposed to be located near the Knights of Columbus building. It will also be a similar footprint. The P+Z members all thought that this building fits the POCD and agreed to send a letter to recommend its approval.

St. Rose Church Site Development, Special Exception and Village District Application for the construction of a 1675± SF addition to the Church at 46 Church Hill Road, Newtown

Mr. Sibley showed the Commissioners the site plan and pointed out the pick-up/drop off area that will increase the safety of pedestrians. The parking lot will be re-stripped and a few spaces will be added. These plans also include an addition of 1675± SF new entrance including comfort facilities.

Zoning Regulation Amendment to allow Assisted Living Facilities only in the Professional Zone

Mr. Mulholland reviewed the Regulation with the Commissioners and wanted to make sure that the allowance would only be possible by accepting a Special Exception permit. They requested that the verbiage under § 'B70-4.08 | Uses permitted in Professional Zone' would read "...Create a new sub-section E. for Assisted Living Facilities that may be allowed by Special Exception in the Professional Zone subject to the following conditions...". Members agreed that with this change, they would recommend its approval.

Town of Monroe

RAA-2017-01 File #984E: Zoning Regulation Text Amendment, Section 6.2.2G – School Stadium Lighting

Members discussed the regulation and its possible effects on Newtown. Monroe does not have a dark sky regulation like Newtown does. There will be no direct effects on Newtown unless a school facility near the town boarder is built, in which case, Newtown would receive the plans as a referral anyways. The Commissioners agreed that the lighting was not an issue and to send a letter.

Planning Comments

Text Correction: Article VII Area, Heights and Yard Requirements- Section 3, Supplemental Notations

Mr. Sibley presented the Commissioners documents including the Minutes, Legal Posting, and Regulations; some dating 1990. When the regulations 7.03.110 and 7.03.120 were discussed during the meeting, the meaning was different in comparison to how it was written. Mr. Benson was asking the Commission to accept the text to read as it was originally intended. Members discussed the meaning and reasoning behind the regulations which are regulating a finished ground level space. Members agreed that the revision should be made, and after a discussion on the wording, they asked for a new draft regulation to be revisited at the next meeting.

Minutes of January 16, 2017

Mr. Corigliano made a motion to accept the minutes. Ms. Cox seconded. All members were in favor.

Commissioners discussed a Letter to the Editor in regards to Riverwalk (10-22 Washington Ave). Mr. Swift was concerned that the public was left under the impression that the Commission has the duty to regulate whether a housing complex are condos or rental apartments. He wanted the public to understand the specific duties and capabilities of the Commission in regards to the design modification. Mr. Mulholland said that any questions or concerns can always be clarified with the Land Use Agency and any member of the public is invited to attend Planning and Zoning meetings even if there is no public hearing.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Swift seconded. The meeting of February 16th 2017 was adjourned at 8:40pm.

*Respectfully submitted,
Georgia Contois, Clerk*