



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Meeting Room 1, 3 Primrose Street
March 2, 2017, 7:30 P.M.

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

Also Present: George Benson, Director of Planning

Mandatory Referral

Town of Monroe

RAA-2017-03 File #986E: Zoning Regulation Text Amendment, Section 6.2.2G

The Commissioners received File #984E at the last meeting and agreed to approve. That application was withdrawn and then refiled with minimal changes under File #986E. The Commission agreed to send an updated letter to recommend its approval.

Planning Comments

Text Correction: Article VII Area, Heights and Yard Requirements- Section 3 (Continued)

Mr. Benson revisited the text correction with the Commission. At the last meeting they had requested new wording. What he had previously proposed was "...no walkout basement or garage under shall be more than 10' below the front average ground elevation" which was based on the original discussion back in 1990.

Mr. Benson explained that he had wanted to write the modification to say "no more than 10' of a basement foundation shall be exposed above ground". Members agreed that the new version was more straightforward and easy to interpret. Mr. Mulholland made a motion to accept the text modification with the wording "no more than 10' of basement foundation shall be exposed above ground". Mr. Swift seconded. All members were in favor.

Mr. Mulholland mentioned the trees on Platts Hill Road that have been slated for removal. He wanted to understand the cause for removing trees on both sides of the road. Mr. Benson said he would consult Mr. Sibley who has worked with the tree warden. He suggested it was most likely because the road will be widened as part of the improvement process.

POCD (revolving topic)

Mr. Swift asked the Commission to think about ways to encourage cyclists in Newtown. Mr. Benson mentioned requesting more bike lane signs from the Police Commission. The hardest issue is Newtown does not have many areas or roads that could accommodate a bicycle lane. Mr. Benson also recently had a meeting with the owner of Sandy Hook Bicycles, who wants to make Sandy Hook even more of a cycling destination than it already is. Also, The Batchelder property

on Swamp Road will be under construction this coming year to complete a solar project, and will include a bike path. This will connect Monroe's trail through Newtown.

The Commission discussed Incentive Housing and State Statute 8-30G. The Covered Bridge Project received a sewer abatement which will encourage construction to start soon. This project could convince the Hart bus line to include a stop in Newtown because of the population density. There was discussion about the Metro North rail line, and what their potential plans are. The tight curves between Danbury and Newtown would make it very difficult to open a passenger line. Cargo travels at a slower speed so it was able to navigate the old rail line.

Minutes of February 16, 2017

Mr. Swift made a motion to accept the minutes after changing "Letter to the Editor" to "an Editorial". Mr. Meadows seconded and the minutes were unanimously approved.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Swift seconded. The meeting of March 2, 2017 was adjourned at 8:42pm.

*Respectfully submitted,
Georgia Contois, Clerk*