



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
Regular Meeting
Council Chambers, 3 Primrose Street
May 18, 2017, 7:30 P.M.

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

Also Present: George Benson, Director of Planning

Mr. Mulholland opened the meeting at 7:35 PM

Mandatory Referral

CGS 8-24 Mandatory Referral for 155 Riverside Road Land Donation

The Commissioners reviewed a parcel slated for a land donation that is one step closer to connecting many previously acquired parcels on Riverside Road. Mr. Benson explained the area near Hemlock Trail to be very steep and unbuildable, with most lots less than 1/4 acre. In an effort to expand Open Space areas in Newtown, Mr. Sibley has been working with the Conservation Commission and taxpayers to acquire these parcels as donations. This particular parcel is 0.12 acres. Mr. Mitchell made a motion to approve the land donation of 155 Riverside Road. Mr. Swift seconded and the motion was unanimously approved.

Public Hearings

With no members of the public present, Mr. Mitchell opened the hearings together at 7:45 PM, reading the following calls:

-Application 17.05 by **The Town of Newtown** for a Zoning Amendment to adjust a calculation method for residential dwellings above commercial use in the Hawleyville Center Design District, Newtown Zoning Regulation 6.04.300 Permitted Uses, to make it consistent with the Newtown Zoning Regulations and reflect a change that was made in the B-2 District in June 2014.

-Application 17.06 by **The Town of Newtown** for a Zoning Amendment to Newtown Zoning Regulation 5.05.200 Permitted Uses to remove text regarding minimum usable gross floor area and maximum number of tenants in Industrial Zones.

Mr. Benson began by explaining Application 17.05 as a revision that was done to SHDD and B-2 zones, to calculate residential over commercial. The proposal was that residential units could be no more than 50% of the overall square footage, had to be a minimum of 800 sq. ft., and a maximum of 1,200 sq. ft. Mr. Meadows asked why it was limited to 1,200 square feet. Mr. Benson explained that there were many factors for the desire of 1-2 bedroom apartments. Mr. Meadows wondered why an owner occupied building wouldn't be able to use the entire 50% to themselves. Mr. Mulholland said that could be presented as a special exception or the regulation could be amended if a proposal comes in.

Commissioners then reviewed Application 17.06 regarding zones M-1, M-2a, M-3, M-4 and M-5. The permitted uses currently allow tenants to utilize a space of 2,000 square foot or 5% of the building's total usable gross floor area, whichever is greater. However, as machinery gets smaller and businesses become more automated and standard, many industrial tenants do not need 2,000 square feet to function. Mr. Benson explained that one of the Enforcement Officers has run into this issue recently with a tenant using a smaller space. He does not believe that the current regulation encourages smaller companies to be or stay in Newtown. Mr. Swift was wondering what caused the regulation to be written like that in the first place. Mr. Mulholland and Mr. Mitchell talked about the taxes that used to be placed on Industrial machines which is no longer allowed. Newtown may have been trying to encourage larger companies to bring in revenue.

The hearings were closed at 8:02 PM

Mr. Mitchell made a motion to approve application 17.05 for the Newtown Zoning Regulations. Ms. Manville seconded. All members were in favor.

Mr. Mitchell made a motion to accept application 17.06 for the Newtown Zoning Regulations. Mr. Corigliano seconded. All members were in favor.

Other Business

Mr. Mulholland asked Commissioners to come up with a list of keywords and commonly used topics to create a table of contents for the POCD. The regulations will be amended and brought up to date once the appeal period of applications 17.05 and 17.06 are complete. Mr. Swift asked Mr. Benson about Summit Properties on Route 25. Mr. Benson explained that an amended application may come to P+Z so construction may begin, and he hopes to see it completed soon.

Minutes of April 20, 2017

Tabled until the next meeting.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Swift seconded. The meeting was adjourned at 8:15pm.

*Respectfully submitted,
Georgia Contois, Clerk*