

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
TEL. (203) 270-4276



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

MINUTES  
REGULAR MEETING  
Thursday, April 4, 2024 at 7:00 p.m.  
Council Chambers, Newtown Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** David Rosen, Gregory Rich, Roy Meadows, Connie Widmann, Peter Schwarz, Barbara Manville

**Absent:** David Landau

**Staff:** Rob Sibley, Director of Planning and Land Use, Amy Coyle, Clerk

**1. Planning and Zoning Alternate**

Mr. Rosen opened the meeting by stating to the Commission there would not be a vote placed for the vacant Planning and Zoning Alternate position due to the vacancy being over 31 days.

The Commission spoke with Don Mitchell and asked him questions about his prior experience, conflicts and goals if he was elected as an Alternate to the Planning and Zoning Commission. Mr. Mitchell has been a Newtown resident since 1974. Mr. Mitchell is an attorney and has represented the Newtown Borough in 25 appeals. Mr. Mitchell has served on the Zoning Board of Appeals and feels he will bring institutional knowledge, evaluate the Traffic Engineers testimony and conclusions based on the Institute of Traffic Engineers guidebook and hopes to modernize the zoning regulations.

The Commission made a recommendation to the Board of Selectman to appoint Don Mitchell to fill the vacant Alternate Planning and Zoning Commission position.

**2. New Business**

**Newtown Borough Zoning Regulations - Text Amendment referral for 11 Church Hill Road**

Mr. Sibley spoke to the Commission about the Borough's application for a Text Amendment for 11 Churchill Road. The Borough is asking if the regulation that's being requested to be modified is in compliance or in the spirit of Conservations and Development regulations. The applicant has asked if commercial use can be allowed on the first floor and residential use to be allowed on the lower floor.

The Commission endorsed the Newtown Borough Zoning Regulations Text Amendment for 11 Church Hill Road as consistent with the Newtown POCD.

The Commission voted as follows:

David Rosen – AYE

Greg Rich – AYE

Roy Meadows – NAY

Barbara Manville – AYE

Connie Widmann – AYE

### **Newtown Borough - Text Amendment referral for Borough Zoning Regulations**

The Commission tabled the Text Amendment referral to the following meeting to allow more time for the Commission to review the requested changes in the Borough's Regulations.

### **3. Director's Report**

#### **West COG Letter - Brookfield Zoning Text Amendment**

Mr. Sibley spoke to the Commission and advised that he received a referral from the Town of Brookfield to allow cannabis dispensaries. The Commission had a discussion and felt there was no regional significance and did not oppose the Brookfield Zoning Text Amendment.

### **4. Approval of the Minutes**

#### **Regular Meeting of March 7, 2024**

Page 2 Paragraph 13

Strike "requested" Add "made" Add "Mr. Rich seconded."

Mr. Meadows moved to approve the March 7, 2024 minutes with comments. Ms. Widmann seconded. All were in favor and the motion carried unanimously 5-0. The amended minutes from March 7, 2024 were approved.

## **5. Adjournment**

Mr. Rosen requested a motion to adjourn. Ms. Widmann so moved. Mr. Meadows seconded. All members were in favor and the meeting was adjourned at 8:16 p.m.

*Respectfully submitted,  
Amy Coyle, Clerk*

*\* Please note any amendments or corrections to these minutes will be reflected in the subsequent meeting's minutes when the minutes are approved by the Commission\**