

3 PRIMROSE STREET
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING

Thursday, July 20, 2023 at 7:00 p.m.
Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: Dennis Bloom, Corrine Cox, David Rosen, Roy Meadows, Connie Widmann

Absent: Kersti Ferguson, Brian Leonardi, Gregory Rich

Staff: Rob Sibley, Director of Land Use, Nicole Kullgren, Clerk

Mr. Bloom called the meeting to order at 7:00 pm.

Mr. Bloom designated Mr. Rosen to vote in place of Mr. Rich.

1. Public Hearings

(Continued) Application 23.13 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02, §3.01 and §8.11, to define Mobile Food Establishments, to define their uses in Brew Pubs, Distilleries and Farmers Markets, and to modify the special event regulations, as demonstrated by supporting documents submitted to the Land Use Agency 05/19/23.

Mr. Bloom recused himself due to his association with mobile food establishments and asked Mr. Meadows to lead the discussion.

Mr. Sibley reviewed the draft document titled “Amendment to Definitions and Related Zoning Regulations”. He specifically reviewed the changes made since the discussion at the last commission meeting.

The following public commented:

Robert Meyers, 10 Mt. Pleasant Rd asked the commission if the mobile food establishments would be able to open for business any place they desired within town. Mr. Sibley stated that according to the regulations mobile food establishments would need to apply for a permit that connected them to a specific organization or event.

Mr. Rosen moved to close the public hearing for Application 23.13. Ms. Cox seconded. All were in favor and the public hearing for Application 23.13 was closed.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 23.13 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02, §3.01 and §8.11, to define Mobile Food Establishments, to define their uses in Brew Pubs, Distilleries and Farmers Markets, and to modify the special event regulations, as demonstrated by supporting documents submitted to the Land Use Agency 05/19/23.

IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective August 12, 2023.

Mr. Meadows made a motion to accept. Ms. Widmann seconded. All were in favor. The motion to approve Application 23.13 was carried 5-0.

Mr. Sibley requested that Application 23.15 and 23.17 be combined since they are being presented by the same applicant. Chairman Bloom agreed.

(Continued) Application 23.14 by Alan Benaim, Blue Rock Property Group, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §13.01 and to define Self-Service Storage as demonstrated by supporting documents submitted to the Land Use Agency 05/25/23.

Application 23.17 by Alan Benaim, Blue Rock Property Group, LLC, for an Amendment to a special Exception located at 12 Commerce Road, so as to add the use of outdoor long-term parking for self-storage as demonstrated by supporting documents submitted to the Land Use Agency July 7, 2023.

For Application 23.14 and 23.17 Mr. Benaim reviewed visuals focusing on the modifications to his proposals. He reviewed changes to text within his proposal, long term parking, interior self-storage, and hedging with a security gate.

Mr. Bloom asked if the current interior of the buildings will be demolished. Mr. Benaim stated that they would be.

Ms. Cox asked if mobile homes and/or boats would be allowed to be stored. Mr. Benaim stated that at this time no mobile homes or boats would be allowed, but if a demand for this service occurred, he would submit a separate application for approval.

Mr. Rosen suggested that Mr. Benaim remove “with the exception of commercial vehicles” from his text defining what type of registered vehicles can be stored at his place of business. Mr. Benaim agreed.

Mr. Meadows inquired how long renovations would take. Mr. Benaim stated he is estimating two months and that they would start, pending this approval, between August 7 and August 17, 2023.

Mr. Bloom invited the public to comment.

Hearing no public comment, Mr. Rosen moved to close the public hearing for Application 23.14 and 23.17. Mr. Roy seconded. All were in favor and the public hearing for 23.14 and 23.17 were closed.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 23.14 by Alan Benaim, Blue Rock Property Group, LLC, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §13.01 and to define Self-Service Storage as demonstrated by supporting documents submitted to the Land Use Agency 05/25/23.

IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN AND SHALL BE APPROVED WITH THE FOLLOWING MODIFICATION:

Remove “with the exception of commercial vehicles” from the text defining what type of registered vehicles can be stored at a place of business.

BE IT FURTHER RESOLVED that the approval shall become effective August 12, 2023.

Ms. Widmann so moved. Mr. Rosen seconded. All were in favor. The motion to approve Application 23.14 was carried 5-0.

Ms. Cox read the following into record:

BE IT RESOLVED that Application 23.17 by Alan Benaim, Blue Rock Property Group, LLC, for an Amendment to a Special Exception located at 12 Commerce Road, so as to add the use of outdoor long-term parking for self-storage, as demonstrated by supporting documents submitted to the Land Use Agency July 7, 2023.

IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective August 12, 2023.

Ms. Widmann so moved. Mr. Rosen seconded. All were in favor. The motion to approve Application 23.17 was carried 5-0.

(Continued) Application 23.15 by Mark Briganti, for a 2-Lot Subdivision located at 38 Black Bridge Road, as demonstrated on a set of plans titled “Site Development Plan Prepared for Mark Briganti, 38 Black Bridge Road, Sandy Hook, CT” dated 04/13/23, and supporting documents submitted to the Land Use Agency June 9, 2023.

Mr. Sibley informed the commission that applicant Mark Briganti couldn’t attend tonight’s meeting and requested that application 23.15 be tabled.

Mr. Roy moved to table application 23.15. Ms. Widmann seconded. All were in favor.

2. C.G.S. § 8-24 Referral from the Town of Newtown, for the approval of a special appropriation in the amount of \$600,000 for the planning, design, engineering and replacement of condensing units and piping coils at Head O’Meadow Elementary School as authorized in the Capital Improvement Plan (2023-24 to 2027-28).

Ms. Cox read the following into record:

RESOLUTION providing for a special appropriation in the amount of \$600,000 for the planning, design, engineering and replacement of condensing units and piping coils at Head O’Meadow Elementary School as authorized in the capital improvement plan (2023-24 to 2027-28).

Mr. Rosen so moved. Ms. Widmann seconded. All were in favor. The motion to approve C.G.S. § 8-24 Referral from the Town of Newtown was carried 5-0.

3. Review and Discussion of Potential Text Language Modifications in the Newtown Zoning Regulations

Mr. Sibley reported that he is currently looking into drafting planning and zoning regulations for agritourism or short-term rentals such as Airbnb’s. He further stated that this is happening within town currently and feels it is important to identify. He requested any suggestions from the commission be emailed to him for discussion at future meetings.

4. Director’s Report

Ms. Sibley thanked Mr. Rich and Ms. Widmann for attending all the POCD Meetings. He stated that unfortunately he cannot divulge the decision reached, but that it will be announced by the beginning of next week.

5. Approval of the Minutes

Mr. Meadows moved to approve the minutes of July 6, 2023 with the following changes, page 4 paragraph 3 change “butter” to “barrier” and page 4 paragraph 4 add in “and it” after the word

“property”. Ms. Widmann seconded. All were in favor and the minutes of July 6, 2023 were approved.

6. Adjournment

Mr. Rosen moved to adjourn. Ms. Cox seconded. All members were in favor and the meeting was adjourned at 7:40 p.m.

** 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. **

Respectfully submitted,
Nicole Kullgren, Clerk