

3 PRIMROSE STREET
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING
Thursday, January 18, 2024 at 7:00 p.m.
Multi-Purpose Room#3, The Community Center
8 Simpson Street, Newtown, CT 06470

Present: David Rosen, Gregory Rich, Roy Meadows, Connie Widmann, Barbara Manville, Peter Schwarz, David Landau, Jill Soderholm

Staff: Steve Maguire, Deputy Director of Land Use, Amy Coyle, Clerk

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

Mr. Rosen proposed to hear Application 23.26 to be heard first and Application 23.22 second.

1. Public Hearings

Mr. Rosen read:

Application 23.26 by Paul Hilario, for an Amendment to a Special Exception to relocate an existing detached garage to the north side of the existing building and to connect the buildings with a breezeway, located at 135-139 Mount Pleasant Road, as demonstrated on a set of plans titled “Layout & Materials Plan Prepared for Hilario’s Service Center, Inc., 135-139 Mt. Pleasant Rd. (RT. 6) Newtown, CT” dated 03/10/17, and supporting documents submitted to the Land Use Agency December 11, 2023.

Mr. Sullivan, Engineer Professional with CCA LLC, 40 Old New Milford Road, Brookfield. Mr. Sullivan reviewed plans regarding re-locating the existing garage at 139 Mount Pleasant Road to 135 Mount Pleasant Road and stated there will be a gravel driveway, wood siding, a new roof, new windows and the garage will be painted consistent with the existing home. All rotting wood will be replaced. Mr. Sullivan agreed to make a list of changes to move forward with his current application for a Special Exception and asked the Commission to approve his application with stipulations.

The Commission had a discussion about Mr. Sullivan not having a detailed list of repairs for approval. The Commission also had concerns of a possible blight issue and would like to have all required repairs and modifications in writing for approval.

*These minutes are subject to the approval of the Commission.
Copies of applications and documents are on file at the Land Use Agency.*

Mr. Rosen moved to open the public hearing.

Mr. Robert Myers, 10 Mount Pleasant Road, Newtown. Mr. Myers has been living in Newtown for 25 years and stated he was concerned with what was being placed at 135-139 Mount Pleasant Road. Mr. Myers stated he thought the property was located closer to his home and had no additional concerns. Mr. Myers stated he does have concerns about the state of the old King's restaurant location, trailer and being a blight issue.

Mr. Maguire stated he would be happy to go over his concerns in the office.

Mr. Rosen made a motion to continue the public hearing to February 1, 2024. Mr. Meadows so moved. Mr. Rich seconded. P&Z Application 23.26 will be continued to the next regularly scheduled P&Z Commission meeting on February 1, 2024 at 7:00 p.m., location to be determined.

The Commission voted as follows:

Connie Widmann - NAY

Gregory Rich - AYE

Roy Meadows - AYE

Barbara Manville – AYE

David Rosen – AYE

The motion to continue Application 23.26 carried 4-1.

Mr. Rosen read:

Application 23.22 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02 to add to the Farming definition the allowance of Pig Farming and §3.01, to allow the Permitted Uses and Special Exceptions of Pig Farming in Farming and Residential Zones, as demonstrated by supporting documents submitted to the Land Use Agency 11/08/23. Moved to 01/01/24

The Commission had a discussion regarding the definition of pig farming, the current regulations, health codes and enforcement.

Mr. Maguire stated if Application 23.22 is approved, the prohibition of pig farms would have to be redacted from the definition of pig farming. Currently pig farming is prohibited. Mr. Maguire stated he has never received a request for a pig farm in the past 12 years and he has only received complaints. Currently, there have only been requests for pet pigs which need to reside in the house for a portion of the time. Mr. Maguire stated there is no demand for a pig farm and if the Commission wants pig farming there should be a special exception to be more property specific. Mr. Maguire stated he would review with Mr. Sibley and the Commission agreed.

Mr. Rosen opened Application 23.22 to the public. No public comment.

Mr. Rosen made a motion to continue the public hearing to February 1, 2024. Mr. Meadows so moved. Mr. Rich seconded. P&Z Application 23.22 will be continued to the next regularly scheduled P&Z Commission meeting on February 1, 2024 at 7:00 p.m., location to be determined.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

Barbara Manville – AYE

David Rosen – AYE

The motion to continue Application 23.22 carried unanimously 5-0.

2. Approval of Minutes

Regular Meeting of January 4, 2024

Page 2

Strike “will” paragraph 5.

Strike “lower to charge less” to add “so rent will be less” paragraph 5.

Strike “6-units” add 6 separate units in the front and back or the property” paragraph 6.

Strike “no” Add “not a multi-phase project under this application but the property can be a multi-phase project in the future” paragraph 7.

Page 3

Change “stated” to “asked” paragraph 4.

Page 4

Strike “north” Change “our” to “the applicant’s” paragraph 1.

Strike “there will be” and add “the” units “will” Add “said” paragraph 2.

Add “properties” and Strike “s” Add “incentive housing properties” paragraph 5.

Page 5

Strike “be on partial” add “contain” “he” “existence of the” paragraph 1.

Strike “New” add “Newtown” Strike “is” add “it” “project” paragraph 4.

Strike “sufficient with the legal” add “appropriate” paragraph 7.

Page 6

Strike “.”

Page 7

Strike “just” add “except” Strike “occupancy” add “use” paragraph 1.

Add “coverage” paragraph 5.

Page 9

Add "Road," Strike "in the" Add "within the" Add "to" Strike "from" Add "to" paragraph 2.

Add "which" Strike "that" and "on" paragraph 3.

Strike "is" Add "required" paragraph 4.

Strike "make" Add "change" Strike "property" and "apartments" paragraph 6.

Add "are" paragraph 8.

The Commission had a discussion regarding minute procedures and detail level. Mr. Meadows motioned to approve the January 04, 2024 minutes with comments. Ms. Widmann seconded. All were in favor and the motion carried unanimously 5-0.

3. Adjournment

Mr. Rosen requested a motion to adjourn. Ms. Soderholm moved. Ms. Widmann seconded. All members were in favor and the meeting was adjourned at 8:19 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,
Amy Coyle, Clerk*