

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



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING
Thursday, February 1, 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, David Landau, Jill Soderholm

Absent: Barbara Manville

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

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

David Landau was seated for Barbara Manville.

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. Nicholas Yuschak, of CCA, 40 Old New Milford Road, Brookfield. Mr. Yuschak reviewed the list of repairs per his email dated January 31, 2024 to be completed after moving the garage from 139 Mount Pleasant Road to 135 Mount Pleasant Road.

The list of repairs:

1. Power wash the exterior
2. Strip roof and replace with black shingles
3. Replace rotted windows sill or whole windows if necessary
4. Fix or replace any rotted trim
5. Reside entire exterior and paint to match the house on the property.

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

The Commission had a discussion with Mr. Yuschak and the property owner Mr. Paul Hilario about the timeframe for renovations and all repairs including the door overhang to be completed by October 1, 2024. Mr. Yushak and Mr. Hilario agreed with the Commission.

Mr. Rosen requested a motion to close the public hearing on Application 23.26. Ms. Widmann so moved. Mr. Meadows seconded. All were in favor.

Mr. Rich 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.

IS HEREBY FOUND CONSISTENT WITH THE NEWTOWN ZONING REGULATIONS AND SHALL BE APPROVED with the following conditions:

1. The applicant agrees to complete relocation and renovations per his email dated January 31, 2024 by October 1, 2024.
2. The applicant agrees to repair or remove the door overhang.

BE IT FURTHER RESOLVED that the approval shall become effective February 24, 2024.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

David Rosen – AYE

David Landau - AYE

The motion to APPROVE Application 23.26. Application 23.26 carried unanimously 5-0.

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 discussed the potential to set pig farming as a special exception. Mr. Sibley spoke with the Director of Health, Donna Culbert, and she was also in agreement to make a pig farm a special exception.

Mr. Sibley read from the record file a public letter from Laura Miller, Newtown.

Mr. Rosen requested a motion to close the public hearing on Application 23.22. Ms. Widmann so moved. Mr. Meadows seconded. All were in favor.

Mr. Rich read the following into the record:

BE IT RESOLVED that **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

IS HEREBY FOUND CONSISTENT WITH THE NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE APPROVED with the following changes:

See the attached draft.

BE IT FURTHER RESOLVED that the approval shall become effective February 24, 2024.

The Commission voted as follows:

Connie Widmann - AYE

Gregory Rich - AYE

Roy Meadows - AYE

David Rosen – AYE

David Landau - AYE

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

3. Approval of Minutes

Regular Meeting of January 18, 2024

Page 3

Strike “requested” Add “made” paragraph 1

Page 4

Strike “made” Add “requested” paragraph 2

Mr. Meadows moved to approve the January 18, 2024 minutes with comments. Mr. Rich seconded. All were in favor. The amended minutes from January 18, 2024 were approved.

4. Director’s Report

- Mr. Sibley spoke with the Commission regarding POCD updates and timelines for 2024.
- BFJ is requesting a Zoom meeting with the Commission the week of February 19, 2024 to review all draft data following the February 15, 2024 P&Z meeting.
- Mr. Sibley will continue to forward any classes, online courses and review funding for any additional Commissioner requested required training.
- Mr. Sibley stated that Mr. Maguire may attend the March 7, 2024 meeting in place of him.
- Mr. Sibley spoke regarding the continued review of the minutes and process.

5. Adjournment

Ms. Soderholm. requested a motion to adjourn. All members were in favor and the meeting was adjourned at 8:24 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*

3 Primrose Street
Newtown, CT 06470
(203) 270-4276
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**TOWN OF NEWTOWN
LAND USE AGENCY**

ARTICLE I – GENERAL

SECTION 2 - INTERPRETATIONS AND DEFINITIONS

Farming- Essential activities on a farm including horticulture, crop raising, and the management of livestock but excluding operating a kennel or the raising of pelt bearing animals or wildlife.

ARTICLE III - RESIDENTIAL USES

SECTION 1 - FARMING AND RESIDENTIAL ZONES

Special Exception

3.01.390 Pig Farm – The housing and care of pigs. Minimum lot size 4 acres. Areas housing pigs must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.

3.01.391 Manure must be removed from the site periodically, while stored on site must meet the following minimum setbacks:

- (a) Manure must be located at least one hundred (100) feet from any well, stream or other watercourse
- (b) Manure must be located at least one hundred (100) feet from any property line
- (c) Must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.