

3 PRIMROSE STREET
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TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
REGULAR MEETING

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

Present: Dennis Bloom, Corrine Cox, Gregory Rich, David Rosen, Roy Meadows, Connie Widmann, Brian Leonardi

Absent: Kersti Ferguson

Staff: Rob Sibley, Director of Land Use, Dawn Fried, Clerk

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

Mr. Bloom designated Ms. Widmann to vote in place of Ms. Ferguson.

1. Public Hearings

(Continuation) 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. Alan Shepard, professional engineer, Nowakowski, O’Bymachow, Kane and Associates stated the septic system has been approved and the soils are good.

The driveways will not be shared. There will be two separate driveways with no plans to change them in the future.

With no further questions or public comment Mr. Meadows moved to close the public hearing for Application 23.15. Ms. Cox seconded. All were in favor and the public hearing for Application 23.15 was closed.

Ms. Cox read the following into record:

BE IT RESOLVED that 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, 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 26, 2023.

Mr. Meadows so moved. Mr. Rich seconded. The motion to APPROVE Application 23.15 carried unanimously 5-0.

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

Mr. Sibley and the Commission discussed the draft zoning regulations for short-term rentals and farming and agri-tourism. The purpose of these discussions is to amend the regulations to better serve the current needs of the town. The discussions were continued to the next meeting.

Mr. Bloom applauded Mr. Sibley for having these text discussions and is hoping they will continue in the future.

3. Approval of the Minutes

Change all “Mr. Roy” to “Mr. Meadows”. Mr. Meadows moved to approve the amended minutes of July 20, 2023. Ms. Cox seconded. All were in favor. Mr. Rich abstained. The minutes of July 20, 2023 were approved.

4. Adjournment

Mr. Rosen moved to adjourn. Mr. Rich seconded. All members were in favor and the meeting was adjourned at 8:00 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,
Dawn Fried, Clerk*