

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



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

VOTING RECORD
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 23.22 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

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.

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. 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:

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.

2. Approval of Minutes

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

3. 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
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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.