



Newtown Design Advisory Board

Town of Newtown Connecticut

Meeting Minutes:

Date: 27 September 2011

Location: Municipal Center, Shared Meeting Room 1

Present: Mr. Reichert, Donald Strait,

- I. Application by Toll CT III LTD. Partnership, to construct 67 townhouse dwelling units and 111 condo/apartments, a clubhouse and amenities.
 - A. Kevin Fuselier, Jack Lannamann – Toll Bros., Burt Dorfman, Woods of Newtown.
 - B. The building finishes will consist of earth tone siding in two colors with a darker tone on the accent gables. The first floor level is finished in stone and serves to visually anchor the elevations to the earth. The elevations are detailed to visually break up the mass and articulate the residential units. The overall detail maintains the scale and residential appearance of the adjacent structures. There are no visible transformers or air conditioning units and the services are integral to the architectural design of each unit.
 - C. The site is entered from Mt. Pleasant Road by an existing drive which also serves the Maples. The six larger buildings are located to the east and abut other commercial properties to the south. The townhouse units are arranged to the west and consist of a series of smaller one and one-half story buildings. The finishes are the same as the larger residential units. The larger units are set back approximately 100 feet from the adjacent residential properties with the space planted with a variety of evergreen and deciduous trees. There is also a clubhouse with a pool located near the main entrance to the site which will minimize the noise and lighting impact on the residential neighbors.
 - D. The existing site consists of abandoned sand and gravel mine and a site that was previously cleared for another project which was abandoned. The proposal serves to reclaim much of the site and

improves the overall quality of the site appearance. The vehicular access to the site is via an existing curb cut on Mt. Pleasant Road and will not cause any hazards on the highway. Emergency access is located on Pocono Road and will not be used for entrance or egress from the site minimizing the impact of traffic on Pocono Road. The applicants have created a planted green between the larger buildings and adjacent to the club house. The introduction of the green effectively mediates the spaces between the larger buildings and softens the overall impact of the structures at this end of the site. Vehicular circulation on the remainder of the site is similar to a cul-de-sac and serves the residential units while prohibiting through traffic. The integration of utilities such as transformers, meters, and HVAC units into the building design minimizes or eliminates the usual unpleasant treatment of these utilities in large scale projects.

The Design Advisory Board believes that the application has been carefully considered in terms of its architectural and site design. The DAB recommends that the commission favorably consider this application.