

MINUTES

Newtown Planning and Zoning Commission

*Land Use Office
Council Chambers
3 Primrose Street, Newtown, Connecticut*

*Regular Meeting
November 3, 2011*

Present: Ms. Dean, Mr. Poulin, Ms. Brymer, Mr. Bloom and Mr. Mulholland. Alternates: Mr. Pozek and Mr. Porco. Also present: George Benson, Land Use Director. Clerk: Ms. Wilkin

The meeting was opened at 7.30 p.m. Notice is made that the entire meeting was taped and can be heard in the Planning and Zoning Office, Municipal Building, 3 Primrose Street, Newtown, Connecticut

PUBLIC HEARING

APPLICATION BY TAUNTON HILL ROAD LLC FOR AN APPLICATION FOR A SPECIAL EXCEPTION TO CONSTRUCT AN EQUESTRIAN FACILITY CONSISTING OF A STABLE, RIDING ARENA, SAND RING, AND APPURTENANT DRIVEWAYS, DRAINAGE AND ON-SITE SEWAGE DISPOSAL SYSTEM AS SHOWN ON A CERTAIN SET OF MAPS ENTITLED "PROPOSED SITE PLAN ACCESSORY EQUESTRIAN FACILITIES AT 38 TAUNTON HILL ROAD, NEWTOWN, CONNECTICUT" DATED OCTOBER 4, 2011

Ms. Dean read the call for the hearing, read the correspondence in the file and asked to hear from the applicant.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut, representing the applicant submitted proof of mailing. In the R-2 farming and residential zone the stable and ferrier building are a by right use. The application is basically for the indoor ring. The stable could house 20 horses. The buildings will be in harmony with the neighborhood. This is for private use only. There will be no detrimental impact on the neighborhood. He briefly went through the championships won by some of the horses. The applicant also owns abutting lots 40, 42, 44 and 46 bringing the overall acreage to 29. This could hold a 12 lot subdivision. He considered this a more attractive use with less impact with the neighbors.

Michael Lillis, P.E., Engineer, CCA, LLC, 40 Old New Milford Road, Brookfield, Connecticut indicted the location of the various buildings on the map. The plans would include two apartments for workers. There will be six parking spaces. The buildings will be residential in style. Manure will be contained and removed by a commercial company as needed. There will be six wells. He went through the septic system. They are installing cisterns at the request of the Fire Marshal.

Philip Hubbard, Architect, PH Architects. 13 Wagon Wheel Road, Redding, Connecticut said that this has been a farm since 1784. The owner wants to maintain the character by using a New England farm design. He showed the floor plan of the stable and samples of the siding and metal roof material.

Peter Paulos, Architect, PH Architects, 5 Wedgewood Court, Newtown, Connecticut confirmed that this is for the family use only. There will be no events held on the property. He noted that there is a

natural buffer on Taunton Lake Road. Many of the horses have represented the U.S. in meets. He advised when the horses will be in residence and when in Florida or on the road.

Christopher Granatini, P.E., Traffic Engineer with Tighe & Bond, 213 Court Street, Newtown, Connecticut Traffic Statement dated November 2, 2011. He addressed the sight lines noting that they are well within regulations.

Christopher Kerin, Real Estate Appraiser, Kerin & Fazio, LLC submitted a Real Estate Impact Study dated November 1, 2011. He said there would be no detrimental impact on house values in the area.

Mr. Hubbard distributed Features and Specs of Site Lighting. In answer to Mr. Benson's question regarding noise from the fans in the copular, he did not anticipate any problems.

Ms. Dean asked to hear from the public.

Joe Skrzypczak, 48 Taunton Hill Road, Newtown asked about the abutting properties. He asked if there would be chemicals in the sand and would there be any breeding of horses.

Barry Persky, 31 Taunton Lane, Newtown lives directly opposite the service road. He said the construction has diminished the value of their lifestyle.

Jane Stadler, 31 Taunton Lane, Newtown added that they have tolerated the noise, dust and dirt for three years. The work starts before 7:00a.m.. She asked to have the driveway moved.

Tom Stickles, 27 Mount Pleasant Road, Newtown, former owner of 31 Taunton Lane, considered this a gorgeous project using high quality materials. He noted that the applicant has tried to keep the dust down.

Gary Hutchison, 9 Plumtrees Hill, Newtown supports the proposal considering it a beautiful and much improved property.

Jan Skrzypczak, 48 Taunton Hill Road, Newtown, asked about the irrigation.

Mr. Paolos said that the house currently 46 Taunton Hill Road will be demolished and replaced with a vegetable garden and walking area. He explained the composition of the sand, which does not contain any toxic material. The silicone mixture is used to keep dust under control. Once installed it remains. Manure trucks will be used about three times a week when all the horses are there and only once when half are on the road. The entrance on Taunton Lane will be covered by Belgium block with a column gate with lights match the other entrance. The owner does not want to inconvenience the neighbors and has taken steps to hold the dust to a minimum.

Mr. Lillis explained the storm water discharge. They do not anticipate the need for any more wells. This should not affect the water table in the area.

Mr. Hubbard answered the question asked by Mr. Mulholland regarding horse trailers that would not be kept on the property overnight.

The hearing was closed at 9:35 p.m.

Ms. Brymer moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by Taunton Hill Road, LLC, for an application for a special exception to construct an equestrian facility consisting of a stable, riding arena, sand ring and appurtenant driveways, drainage and on-site sewage disposal system as shown on a certain set of maps entitled "Proposed Site Plan Accessory Equestrian Facilities at 38 Taunton Hill Road, Newtown, Connecticut, dated October 4, 2011

SHALL BE APPROVED with the following stipulations:

1. Any use change from private to commercial will require a Special Exception from the Planning and Zoning Commission.
2. That the plans are revised to show all that exterior lighting is consistent with "Dark Skies" guidelines.

BE IT FURTHER RESOLVED that the application is consistent with the purpose and intent of the town of Newtown Plan of Conservation and Development

BE IT FURTHER RESOLVED that the Commission finds that the application meets the standards and criteria for a special exception as set forth in Section II of the Zoning Regulations and the application to be consistent with the F&R2 zone.

BE IT FURTHER RESOLVED that this approval shall become effective on November 14, 2011.

Seconded by Mr. Mulholland

Vote	Ms. Dean	Yes
	Mr. Poulin	Yes
	Ms. Brymer	Yes
	Mr. Bloom	Yes
	Mr. Mulholland	Yes

Motion approved.

A recess was called at 9:43 p.m.

The meeting reconvened at 9:50 p.m.

PUBLIC HEARING (Continued)

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR AMENDMENTS TO THE TOWN OF NEWTOWN ZONING REGULATIONS AT ARTICLE V, SECTION 5 CONCERNING OPEN SPACE CONSERVATION SUBDIVISIONS, AS CONTAINED IN CERAIN DOCUMENTS ENTITLED "NEWTOWN ZONING REGULATION AMENDMENT OF OCSC SECTION 15" AND "ARTICLE V OPEN SPACE CONSERVATION SUBDIVISIONS" DATED SEPTEMBER 30, 2011

This matter was tabled till the next meeting.

PUBLIC HEARING (Continued)

APPLICATION BY THE TOWN OF NEWTOWN PLANNING AND ZONING COMMISSION FOR UPDATE TO THE TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT AS

CONTAINED IN A DRAFT DOCUMENT ENTITLED "SECTIONS OF THE WORKING DRAFT TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT 2010 SANDY HOOK DESIGN DISTRICT DRAFT - HAWLEYVILLE CENTER DESIGN DISTRICT DRAFT - SOUTH MAIN STREET DESIGN DISTRICT DRAFT".

The Commission will hold a special meeting on November 8, 2011 2:00 p.m. to discuss this matter.

COMMUNICATIONS/CORRESPONDENCE

LAND USE AGENCY DIRECTOR'S COMMENTS

Nothing to report

MINUTES

No action taken.

ADJOURNMENT

Mr. Pozek made a motion to adjourn. Seconded by Mr. Bloom. The vote was approved unanimously.

The meeting adjourned at 10:00 p.m