

# MINUTES

## Newtown Planning and Zoning Commission

### SUBJECT TO APPROVAL

Land Use Office  
Council Chamber  
Primrose Street, Newtown, Connecticut

Regular Meeting  
April 17, 2014

Present: Mr. Mulholland, Mr. Porco, Mr. Swift. Alternates: Mr. Pozek seated for Mr. Swift and , Mr. Ruhs seated for Mr. Swift  
Also present: George Benson, Land Use Director  
Clerk: Ms. Wilkin

The meeting was opened at 7.34 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

### CHAIRMAN'S REVIEW

Mr. Mulholland had no follow-up on Ms. Dean's condition

### COMMUNICATIONS AND CORRESPONDENCE

**Application by Stop and Shop to amend a special exception to allow outside storage lockers adjacent to the store for pickup of groceries by customers for property located at 228 South Main Street, Newtown, Connecticut.**

Mr. Mulholland asked to hear from the representative from Stop and Shop.

Keith Mozer, Construction Manager, Stop and Shop, 1835 Hancock Street, Quincy, Massachusetts explained the procedures that have been implemented in about 167 stores throughout nine states, including some in Connecticut. Customers will be assigned pre-designated pickup times. The order will be delivered by the Peapod Service through the rear of the store and the attendant will place it directly into the storage units in front of the store. Upon arrival at the store, customers will park in one of four assigned parking spaces set aside for this purpose. No curb side pickup will be allowed. An attendant will load the groceries into the car. Payment is made by credit card when the order is placed. Any coupons or discounts will subsequently be credited back to the same card.

They anticipate about 12 customers a day. Larger stores might have around 37-38 pickups daily. The reason the units should be placed in front of the store is because the sidewalk on the side of the building is not wide enough to accommodate them. The hours of operation will be between 7am and 8pm. There will be cameras to control everything that transpires to ensure compliance with the regulations.

Mr. Porco had no problem with the proposal as long as the fire lane is kept clear. Mr. Pozek asked what recourse could be taken if violations occur. Mr. Mulholland was not comfortable with the fire lanes.

Mr. Benson said that they would require the Fire Marshal's approval and need to take a look at signage before making a decision. This application is very site specific. Other large supermarkets in Newtown are in the Borough and come under their regulations.

The Commission agreed that before approving this, inquiries should be made at other locations to find out how they rate the service. As long as the Fire Marshal approves and the signage is acceptable they should be able to proceed.

### **Land Use Director's Comments**

Mr. Benson advised that only Reed School comes under the School District. He is working on updating this to include all other schools in Newtown. This will be placed on the Agenda of an upcoming meeting.

The Shell station is scheduled to be demolished shortly. A couple of recently destroyed houses will also be dropped. The architect at Lexington Gardens agreed to connect with Starbucks at the rear of the site.

Mr. Porco would like to further his POCD report making traffic lights on Church Hill Road sequential so traffic flow improves.

Mr. Pozek would like future discussion on subdivision house size. Mr. Benson will look into it and open it up for future discussion.

### **Minutes**

Mr. Porco made a motion to approve the Minutes of April 3, 2014 as submitted. Seconded by Mr. Pozek. The motion was unanimously approved.

### **ADJOURNMENT**

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

The meeting adjourned at 9:05 p.m.