

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

*Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut*

*Special Meeting
July 31, 2014*

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

The meeting was opened at 7.33 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

There was nothing to review at this time

PUBLIC HEARING

Application by the Tow of Newtown Public Building and Site Commission to construct a public elementary school, 12 Dickinson Drive, Sandy Hook, Connecticut. Assessor's Map 38, Block 9, Lot 38, as shown on a certain set of maps entitled "Sandy Hook School, 12 Dickinson Drive, Sandy Hook, Connecticut" dated June 9, 2014

Mr. Swift read the call for the hearing.

Mr. Mulholland read the correspondence in the file, noting that this application has been seen and approved by numerous people and commissions over a considerable amount of time. At this point there does not appear to be any issues. He asked the applicant to run through the application for the Commission.

Robert Sibley, Deputy Director of Land Use advised the Commission that this application was approved with stipulations by the Wetland Commission at a special meeting held earlier this week.

Robert Mitchell, Chairman of Public Building and Site Commission introduced the presenters: Julia McFadden, Associate Principal, Svigals & Partners, 84 Orange Street, New Haven, Connecticut, Raymond Gradwell, Principal, B.L. Companies, 150 Trumbull Street, Hartford, Connecticut, project manager and William Richter, Richter & Cegan, Inc., 88 Canal Court, Avon, Connecticut.

Ms. McFadden highlighted various points running through specific architectural and design aspects of the project. Using an overhead screen she explained the location and design of the building with the aid of an aerial map, floor plans and schematics.

Mr. Richter went through the site design of the project. The main objective of the project is an image of a new school. The building and field locations have been reversed and the entrance is on the opposite side of the building. There will be a perimeter walkway around the school and a new bus loop. 150 parking spaces. Drop off will be done in front of the school. There will be an evening entrance for the cafeteria and gymnasium for public activities. There will be a landscaped cistern in front of the school.

Mr. Gradwell explained the overall project, including pavement, markings and signage plan. He went through various plans "Dickinson Drive Plan & Profile", "Traffic and intersection Improvements", "Overall Storm Drainage Management Plan". " Overall Utility Plan", "Overall Sedimentation and Erosion Control Plan". The water main will need relocating and the existing sewer main is to be revised.

Ms. McFadden explained the interior plans which indicate that certain areas can be blocked off as desired. The plans "Building Perspective". "Courtyard Perspective" were detailed.

Mr. Mulholland asked for the logic behind the little island on Riverside Drive, expressing concern about snow plows in winter. The island is only slightly elevated and of a different material. It is purely a visual guide.

Mr. Porco considered it a fantastic and detailed job. He asked how potential tractor trailers would negotiate the roads. Mr. Richter explained that deliveries would be made in the front of the building at convenient times. Mr. Porco also asked if there would be sufficient bleachers in the gym. Ms. McFadden advised that the stage would be used when needed. She went on to answer a question of Mr. Mulholland regarding lighting, which would be dark sky sensitive. Mr. Porco asked about sidewalks. The answer was that this would be a town project.

Mr. Mulholland liked the idea of the cistern, but expressed concern about maintenance costs. Mr. Richter felt confident that there would be numerous volunteers to do the necessary weeding and minor maintenance.

Mr. Mulholland asked to hear from the public.

Jay Rosen, 22 Riverside Road, Sandy Hook, Connecticut expressed appreciation for the work done by everyone involved in this development.

ACTION

Mr. Swift read the following into the record:

BE IT RESOLVED by the Newtown Planning and Zoning commission that the application by the town of Newtown Public Building and Site Commission to construct a public elementary school, 12 Dickinson Drive, Sand Hook, Connecticut, Assessor's Map 38, Block 9, Lot 38, as shown on a certain set of maps entitled "Sandy Hook School, 12 Dickinson Drive, Sandy Hook, Connecticut" dated June 9, 2014

SHALL BE APPROVED

BE IT FURTHER RESOLVED that the commission finds that the application meets the standards and criteria for a special exception as set forth in Secton 11 and the application to be consistent with the R-2 zone.

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 application shall become effective on August 11, 2014.

Motion to approve by Mr. Mulholland. Seconded by Mr. Corigliano.

Vote: Mr. Mulholland	Yes
Mr. Swift	Yes
Mr. Corigliano	Yes
Mr. Porco	Yes
Mr. Pozek	Yes

Motion approved.

COMMUNICATIONS AND CORRESPONDENCE

Land Use Director's Comments

Nothing to report.

Minutes

No action

ADJOURNMENT

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

The meeting adjourned at 8:40 p.m.