

# MINUTES

## Newtown Planning and Zoning Commission

### SUBJECT TO APPROVAL

Land Use Office  
Council Chamber  
Primrose Street, Newtown, Connecticut

Regular Meeting  
October 16, 2014

Present: Mr. Mulholland, Mr. Mitchell, Mr. Porco, Mr. Swift and Mr. Corigliano. Alternates: Mr. Pozek, Mr. Taylor and Mr. Ruhs  
Also present: George Benson, Director of Planning  
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**

Mr. Mulholland advised the Commission that the Economic Development Commission invited the P&Z commissioners to their meeting of Tuesday, October 21<sup>st</sup> regarding Newtown vs. Pierogostini.

### **COMMUNICATIONS AND CORRESPONDENCE**

#### **Minutes**

No action at this meeting

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

Nothing at this meeting.

### **PUBLIC HEARINGS**

**Application by Sundaram, LLC for an amendment to special exception to add a car wash to the current filling station for property located at 62 Church Hill Road, Newtown, Connecticut, as shown on a certain map entitled "Proposed Site Development Plan 62 & 64 Church Hill Road, Newtown, Connecticut". Dated September 9, 2014, scale 1"=20', Assessor's map 38, Block 1, Lots 1 & 2**

Mr. Mulholland read the correspondence in the file.

Mr. Mitchell read the call for the hearing and asked to hear from the applicant.

Robert Hall, Esq., 43 Main Street, Newtown, Connecticut, representing the applicant stated that his client applied for the amendment to permit a car wash. The DEP in Hartford will sign off on it as soon as this Commission gives its approval. He distributed the following correspondence:

General Permit Registration Form for the Discharge of Vehicle Maintenance Wastewater received August 14, 2014  
Minutes of the Water and Sewer Authority dated August 14, 2014  
Letter from Arlene Miles, Water and Sewer Authority to Robert Hall, Esq., dated August 18, 2014  
Approval signed by Bill Halstead, Fire Marshal dated September 24, 2014  
Memo from Robert Sibley, Land Use Director dated September 24, 2014  
Memo from Ronald Bolmer, PE, Town Engineer dated September 26, 2014  
Memo from Robert Mulholland dated October 3, 2014  
Minutes of the Board of Police Commissioners dated October 7, 2014  
Memo from Edward C. Knapik RS, Assistant Sanitarian dated October 9, 2014  
Memo from George Benson dated October 14, 2014.

All of the above communications are available in the file.

Bill Achilles, 498 Hanson, 498 Nanson Street. Bridgeport, Connecticut explained the design of the building, which is for a touchless car wash. The plans show a building with roof drains that drain to a dry well to avoid adding any surface water. Percolation calculations are in the file. The design allows for a 26 ½ s.f. sign which will require future approval.

Jim Arvin, 170 Ayer Road, Littletown, Massachusetts, representing New England Car Wash Equipment explained how the touchless system works. Only about 40 gallons of water would be used, whereas the standard carwash uses about 100 gallons. None of the water would be recycled.

Jay Patel, applicant, 2 Stone Fence Lane, Newtown, Connecticut explained how vehicles, especially trailers, would go around the pumps. He said that lines should only occur on weekends. Each wash should take about four minutes.

There were no members of the public wishing to address the matter.

The hearing was closed at 8:06 p.m.

Mr. Mitchell read the resolution:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by Sandaram, LLC for an amendment to a special exception to add a car wash to the current filling station for property located at 62 Church Hill Road, Newtown, Connecticut, as shown on a certain map entitled: Proposed Site Development Plan 62 & 64 Church Hill Road, Newtown, Connecticut, dated September 9, 2014, scale 1"=20', Assessor's Map 38, Block 1, Lots 1 & 2

Meets the standards and criteria for a special exception as set forth in Section 11 and the application to be consistent with the B-2 zone.

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 be approved with the following condition:

That any signage for the car wash is to be approved by Mr. Benson and the Land Use office and has to conform with regulations.

BE IT FURTHER RESOLVED that the application shall become effective on October 27, 2014.

Mr. Swift made a motion to approve the application. Seconded by Mr. Corigliano.

Vote:	Mr. Mulholland	Aye
	Mr. Mitchell	Aye
	Mr. Porco	Aye
	Mr. Swift	Aye
	Mr. Corigliano	Aye

Motion approved.

Mr. Mitchell made a motion to add an Executive Session to the Agenda. Seconded by Mr. Porco. The motion was unanimously approved.

### **EXECUTIVE SESSION**

At 8:10 p.m. Mr. Mulholland made a motion to go into Executive Session to discuss proposed settlement in the matter of the Town of Newtown vs. Katja and William Pierogostini. Seconded by Mr. Mitchell. The motion was unanimously approved.

Mr. Mitchell moved the following:

RESOLVED THAT: the Planning and Zoning Commission of the Town of Newtown, after review and consideration of the proposed settlement with Katja and William Piergostini concerning property located at Point O'Rocks Road, which includes the acquisition by the Town of 17,047 acres of land, the conveyance of 2,474 +/- square feet of land and the release of a Conservation Easement covering 52,999 acres of land, approves said settlement and the transfers of land associated thereunder, pursuant to 8-24 Conn. Gen. Stats., as amended.

Seconded by Mr. Mulholland. The vote was unanimously approved.

### **ADJOURNMENT**

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

The meeting was adjourned.