

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Shared Meeting Room #1
Primrose Street, Newtown, Connecticut

Regular Meeting
February 19, 2015

Present: Mr. Mulholland, Mr. Porco, Mr. Swift and Mr. Corigliano. Alternate: Mr. Taylor seated for Mr. Mitchell

Also present: George Benson, Director of Planning

Clerk: Ms. Wilkin

The meeting was opened at 7.35 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

ELECTION OF OFFICERS

The Commission will vote at the next meeting.

DISCUSSION AND POSSIBLE ACTION

Application by KASL and IBF for a twenty-three lot subdivision as shown on a certain set of maps entitled "The Preserve at Newtown Open Space Conservation Subdivision, 16, 19 Robin Hill Road, Scudder Road and 168 Sugar Street, Newtown, Connecticut" dated July 22, 2014 and revised October 3, 2014

The archeologist was unable to complete their report on possible historical artifacts on the property due to the weather conditions. However, very little has been found to date. The applicant asked to have the bond divided between the two areas to be developed.

Mr. Porco read the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by KASL, LLC and IBF, LLC for a twenty-three lot subdivision as shown on a certain set of maps entitled "The Preserve at Newtown Open Space Conservation Subdivision, 16, 19 Robin Hill Road, Scudder Road and 168 Sugar Street, Newtown, Connecticut: dated July 22, 2014 and revised 10/3/14

Is consistent with the purpose and intent of Town of Newtown Plan of Conservation and Development

BE IT FURTHER RESOLVED that the application shall be approved with the following stipulations:

1. A bond in the amount of \$163,225.00 shall be submitted prior to the filing of the subdivision.
2. A bond in the amount of \$428,260 shall be submitted prior to the commencement of work on Deer Hill Road. No building permits will be issued until the bond is submitted. The bond for Deer Hill Road will be reevaluated by the Town engineer at the time of submission.

3. The snow shelf width between approximate stations 2+25 to 5+00 is required to be fourteen (14) feet
4. No building permits shall be issued on Lots 9, 14, 15, 16 until the final archeological study is submitted to the Land use Agency showing no significant impact and/or mitigation of development impact for each such lots.
5. A formal Road and Drainage Work Agreement must be entered into with the town.
6. The applicant/developer shall permanently field mark the conservation buffer, open space and access easements on every lot prior to the issuance of building permits. The Conservation Commission's agent shall specify the marker type and locations.
7. The applicant shall record, on the land records, the executed access easement for each lot along with the subdivision map.

BE IT FURTHER RESOLVED that this approval shall become effective on March 2, 2015.

Mr. Porco made a motion to approve the above resolution. Seconded by Mr. Corigliano.

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

Motion approved.

COMMUNICATIONS AND CORRESPONDENCE

Land Use Agency Director's comments

Sale of liquor – alcoholic beverages (remove café)

Mr. Benson distributed and explained the Proposed Zoning Amendment dated 2/5/15 regarding 8.12 Sale of Liquor – Alcoholic Beverages, which is available at the Land Use office.

Mr. Benson distributed and explained the Newtown Zoning Amendment – Article VI Special Districts dated 3/5/15 regarding SECTION 5 – Sandy Hook Design District, which is available at the Land Use office.

After a brief discussion the Commission agreed to place these amendments on the Agenda for the next meeting.

Mr. Benson advised that the State issued a \$10,000 grant for a study into signage on State property.

Mr. Benson, representing the town of Newtown, attended a meeting with CGA, Housing Committee, Affordable Housing Public Hearing Testimony New Haven Aldermanic Chambers, February 5, 2015. His report dated February 5, 2015 is available in the Land Use office

Minutes

Mr. Mulholland made a motion to approve the Minutes of February 5, 2015. Seconded by Mr. Porco. The vote was unanimous.

ADJOURNMENT

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

The meeting was adjourned at 8:32 p.m.