

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
July 9, 2015

Present: Mr. Mulholland, Mr. Porco, Mr. Mitchell, Mr. Swift and Mr. Corigliano. Alternates: Mr. Pozek and Mr. Taylor

Also present: George Benson, Land Use Director.

Clerk: Ms. Wilkin

The meeting was opened at 7.36 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 next scheduled meeting of July 16, 2015 is cancelled.

PUBLIC HEARING

Application by Michael Burton for an amendment for a special exception to construct six buildings and associated site improvements for a residential community under the IHOZ Overlay Zone, 10-22 Washington Avenue, Sandy Hook, Connecticut, dated June 5, 2015.

Mr. Mulholland read the correspondence in the file.

Mr. Mitchell read the call for the hearing.

Michael Burton, 20 Washington Avenue, Sandy Hook, Connecticut outlined the proposal. As stated in his letter of July 9, 2015 all utilities on the site will be underground. Water mains for domestic water and fire protection are located on the northern part of the property on Washington Avenue. The WSA has already approved a connection to the town sewage system for 74 units. Inland Wetlands Commission issued a license for all regulated activities associated with the development. This proposal is consistent with the Plan of Conservation and Development (POCD). This will not only be a benefit to the residents but will provide much needed pedestrian traffic for Sandy Hook businesses. This is filed under the IHOZ, which is one of Newtown's regulations governing affordable housing. Currently only 1.98% of Newtown's 8,601 total housing units come under the required State Statutes, requiring 10%. An Affordability Plan that explains how the price restricted dwellings will be constructed, marketed, sold and administered is in the file. Sidewalks will be installed linking the site to Sandy Hook Village and help children get the school safely. There would be no impact on the aquifer.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut, representing the applicant, introduced various members of the team who will be presenting this evening. He submitted proof of mailing for the file. The proposed site is comprised of 11.8 acres and they are requesting approval to construct 74 residential dwellings under the IHOZ Overlay Zone. 20% or 15 units will be set aside and sold to qualified individuals. Priority will go to Newtown employees.

Alan Shepard, P.E., 15 Howe Avenue, Shelton, Connecticut is the engineer on the project was also the engineer on the previously approved application for this site, which was for considerably less units. He explained the recharge system and advised that they will need to bring in a modest amount of fill. Sight lines are good. There will be two means of egress. He addressed a question by Mr. Pozek regarding the apparent lack of leader drains in the back. There would be 2.4 parking spaces per unit. Mr. Mulholland noted the few handicapped spaces.

Mr. Porco expressed concern about the height of the buildings and set back.

Mr. Benson noted that the Sandy Hook Design District approves buildings being closer to the road, taking in the average of the building next door, noting the fact that parking is in the rear.

Answering a question posed by Mr. Mitchell, Mr. Burton addressed school buses noting that they could not enter private property, but would no doubt be able to turn around. He noted that town houses are not handicap accessible so handicapped individuals would not be able to live there. The parking is more than required.

Mr. Benson said that this could be addressed at a later time. Consideration should be made to the impervious surface and wetlands, etc.

Mr. Scalzo noted that 2.4 ratio is more than generous compared with similar buildings in other towns.

Michael Galante, Frederick P. Clark, Associates, Inc., 41 Ruane Street, Fairfield, Connecticut, traffic consultant, considered the parking more than sufficient. He gave an overview of the statistics from his Traffic Report that can be found in the file.

Robert Sherwood, Landscape Architect, Brookfield, Connecticut described his proposals for trees and shrubs, noting that he would encourage native deciduous trees, lawn spaces for recreation, and a water garden. In response to a question posed by Mr. Mitchell, he stated that the buffer in front would consist of oak and Norway spruce.

Kevin Sullivan, Bennett & Sullivan, Architect, 3 Pomperaug Office Park, Southbury, Connecticut had print renditions of what the buildings should look like, although the colors could not be matched identically. He could, if required, bring in samples of the final choice for the Design Review Board. He said that the building with the landscaping fits in with the SHDD. He would add a lighting plan to the file.

Mr. Porco and Mr. Swift were concerned about a 42 foot building so close to the road. However, Mr. Porco thinks it will be good for Sandy Hook.

Mr. Burton said he would building it if he had any qualms about it.

Mr. Scalzo agreed to address building 1 to see what, if anything, could be done.

A recess was called at 9:34 p.m.

The meeting reconvened at 9:43 p.m.

Mr. Mulholland asked to hear from the public.

Patty Goldbach, 40 Pearl Street, Sandy Hook, Connecticut expressed concern about the traffic.

Jean Sander, 211 Walnut Tree Hill Road, Sandy Hook, Connecticut was adamantly opposed to the number of units proposed. She did not consider it appropriate for Sandy Hook. She also cited the traffic as a problem. She had a petition in opposition with 53 signatures. Mr. Mulholland suggested she continue to collect signatures and either add them to the file or bring them to the next meeting.

Lincoln Sander, 211 Walnut Tree Hill Road, Sandy Hook, Connecticut considered the building too big, stating that it does not fit in the area.

Linda Jones, 16 Walnut Tree Hill Road, Sandy Hook, Connecticut the maximum number of dwellings allowed under the current State statutes. Mr. Benson advised that it would be 132. She represents the residents of Sandy Hook and suggested that the traffic report should be updated.

Robert Manna, 100 Glen Road, Sandy Hook, Connecticut member of Sandy Hook Organization for Prosperity (SHOP) read a letter from their president, Joseph Hemingway, dated July 3, 2015, which is in the file.

Robert Carl, 7 Washington Avenue, Sandy Hook, Connecticut also expressed concern about the additional traffic. He is opposed to the application, requesting it be downsized.

Sharon Doherty, 3 Fir Tree Lane, Sandy Hook, Connecticut, owner of a small business in Sandy Hook considered the foot traffic that would be generated connecting this project to the Village would benefit businesses.

Victor Drought, 78 Church Hill road, Sandy Hook, Connecticut was also concerned about the traffic and house values. He opposes the proposal.

Brian Atherton, 7 Black Walnut Drive, Sandy Hook, Connecticut thinks this is what will bring commerce to Sandy Hook. Traffic has always been a problem in this area, especially when schools let out.

Joe Tartaglia, 88 Church Hill Road, Sandy Hook, Connecticut thinks that the traffic situation is good because it slows vehicles down. He thinks this will be a positive stimulus to the area.

Mr. Galante agreed to do a further traffic study next week for the next meeting

Mr. Mitchell made a motion to continue the hearing till the next regular meeting scheduled for August 6, 2015 at 7:30. Seconded by Mr. Corigliano. Motion unanimously approved.

MANDATORY REFERRAL

Mandatory referral from the Town of Brookfield Zoning Commission per Application #201500322 for property located at 874 Federal Road, currently in the Town Center District, to become Incentive Housing District Overlay Perimeter sub-zone.

The Commission had no issue with this application, stating that it did not affect the Town of Newtown. Mr. Mulholland will write a letter to the Brookfield Zoning Commission stating such.

Minutes

Mr. Pozek made a motion to approve the minutes of the regular meeting of June 18, 2015 as submitted. Seconded by Mr. Taylor. The vote was unanimously approved.

ADJOURNMENT

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

The meeting was adjourned at 10:16 p.m.

NOTICE OF CONTINUATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that by orders of the Planning and Zoning Commission at its meeting on July 9, 2015, the following public hearing was continued to the next regular meeting to be held on August 6, 2015 at 7:30 p.m. in the Common Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut.

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