

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
August 6, 2015

Present: Mr. Mulholland, Mr. Porco, Mr. Mitchell, Mr. Swift and Mr. Corigliano. Alternates: Mr. Pozek, Mr. Ruhs 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 would like to make it standard procedure to allow the commission more time to research mandatory referrals before being discussed at meetings.

PUBLIC HEARING (Continued)

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.

Michael Burton, 20 Washington Avenue, Sandy Hook, Connecticut was with the same team that was present at the previous meeting. They addressed comments raised and as a result revised the application by reducing the number of units by nine and lowering the height of the buildings. This allows for more space between buildings. Answering Mr. Corigliano's question regarding parking raised at the last meeting, Mr. Burton noted that there would be fewer, but more than required,

Alan Shepard, P.E., 415 Howe Avenue, Shelton, Connecticut distributed "Typical Townhouse Parking Plans". They would provide 164 parking spaces where 156 would be required. Mr. Mulholland was still concerned about handicapped parking. Mr. Shepard said they would be able to install them if desired. Details of the modifications to the buildings is in the file. The height of the buildings would now be 34 ft. He said that they heard comments from the commission and public and tried to adapt wherever possible.

Mr. Porco asked about the proposed balconies facing Washington Avenue. Answering Mr. Corigliano's question regarding dimensions, they would be 8 ft x 14 ft.

Kevin Sullivan, Bennett & Sullivan, Architect, 3 Pomperaug Office Park, Southbury, Connecticut referred to Gaslight Village in Bethel. He described plantings and landscaping that will create a buffer

between buildings. There would be sidewalks on the Washington Avenue side, which needs to be worked out with the State regarding whose property it is to be on.

Mr. Porco said that one of the key components of the Sandy Hook development is how this fits in with the character of the district and wondered if these balconies would be consistent with the buildings in the area. After coming up with the Sandy Hook Design District Guidelines he asked that this design lean towards character.

Mr. Shepard said that the setback to the buildings would be 20 ft, 14 ft to the decks.

Mr. Sullivan showed the elevations, which have not changed since the original design. He showed the architectural detail of the buildings, materials and colors. He had samples of the proposed siding.

Mr. Swift agreed with Mr. Porco. He did not think the balconies were conducive to the character of the district.

Mr. Benson said that the town would help with the State to connect with the existing sidewalk plan.

Mr. Corigliano asked if there could be an alternative to the post down supports for the balconies on Washington Avenue.

Robert Sherwood, Landscape Architect, Brookfield, Connecticut went through the changes, detailing what trees and vegetation would be planted. He addressed Mr. Porco's concern about snow removal.

Mr. Mulholland would like to see a rendering from Washington Avenue. He could not visualize what it would look like.

Answering a question about sufficient recreation space, Mr. Burton indicated that there is a walking trail along the river.

Michael Galante, Frederick P. Clark, Associates, Inc., 41 Ruane Street, Fairfield, Connecticut explained his supplemental report to reflect the reduction in the number of units.

In conclusion, Mr. Scalzo indicated that the setback is site specific, but this is in an overlay zone for incentive housing. There is sewer and water hookup and the use is consistent with the SHDD.

Mr. Mulholland thanked Mr. Burton for addressing issues raised. He would like to see a rendering of how the buildings would look. He opened the floor to the public.

Bruce Bromely, 11 Glen Road, Sandy Hook, Connecticut asked what would happen to the existing structure at 22 Washington Avenue.

Matt Sorte, 18 Glen Road, Sandy Hook, Connecticut considers this to be a terrific development that will bring economic benefits to the area.

Mary Ann Jacob, 65 Mohawk Trail, Sandy Hook, Connecticut, member of the Legislative Council, is in favor of the project. This would allow young people to live in town, whereas currently most cannot afford to. It fits in well with the community.

Tim Haas, Hearthstone Lane, Sandy Hook, Connecticut, Chamber of Commerce, considers it an economic stimulus to the area.

Joe Tartaglia, 88 Church Hill Road, Sandy Hook, Connecticut supports the project because young people cannot otherwise afford to live in Newtown.

John Vestor, 24 Walnut Tree Hill Road, Sandy Hook, Connecticut read and distributed a letter in opposition. He appreciated the commission's concern about maintaining community character.

Jean Sander, Walnut Tree Hill Road, Sandy Hook, Connecticut would like to see the number of units reduced even more. She submitted a petition in opposition with 134 names.

Barbara Gernak, 52 Moccasin Trail, Sandy Hook, Connecticut opposes the proposal because of the traffic.

Daniel Doherty, 3 Fir Tree Lane, Sandy Hook, Connecticut considers this good for business and the community. He approves the project.

Robert Karl, 7 Washington Avenue, Sandy Hook, Connecticut opposes the project. Does not want to see a three story building across the street from his house. He asked about snow removal.

Bill Halsted, 23 Cherry Street, Sandy Hook, Connecticut representing the Sandy Hook Fire Department said he has young people going through training, which takes two years, who cannot afford to live in town.

Mary Burnham, 24 Walnut Tree Hill Road, Sandy Hook, Connecticut, opposes the proposal stating that it has too many units and is too high.

Betty Painter, 182 Hanover Road, Sandy Hook, Connecticut, approves under POCD. She thinks this is just what the town needs. It would help with the grand list.

Joe Hemingway, 10 Overlook Way, Sandy Hook, Connecticut, read the SHOP Mission Statement. He considered this a perfect fit and urged approval.

Mary Beth Hemingway, Sandy Hook, Connecticut read a letter from her daughter Sara, who could not attend the meeting. She approves the proposal.

Andy Sachs, 8 Meghan Circle, Sandy Hook, Connecticut approves the proposal, stating that young people are moving out of town because they cannot afford to live there. He read a letter from Chris Lyddy, 200 Harbor Close, New Haven, Connecticut.

Ryan Atherton, 8 Black Walnut Tree Drive, Sandy Hook, Connecticut commended Mr. Burton addressing the issues raised by the commission. He approves the proposal.

Wes Thompson, 91 Walnut Tree Hill Road, Sandy Hook, Connecticut, member of the EDC, read a letter that is in the file approving the application.

Mr. Burton addressed issues raised, including environmental concerns. They have Wetlands approval. He went through parking lot overflow. There would be a designated area for snow and low concentrations of salt due to the even terrain. Under the State Statutes, this development could be doubled.

Mr. Mitchell made a motion to close the hearing, requesting a rendering from an aesthetic view. Seconded by Mr. Corigliano. The vote was unanimously approved. Mr. Mitchell made a motion to continue any Action till the next meeting. Seconded by Mr. Corigliano. The vote was unanimously approved.

A recess was called at 10:25.

The meeting reconvened at 10:35 p.m.

PUBLIC HEARINGS

Application #15.03 by NERP Holding and Acquisitions Company LLC (for tenant Tractor Supply Company) for a zone map change from Residential to Special Development District #4 (SDD4). South Main Village Design District (SMVDD) overlay zone, and amendment to the Town of Newtown Zoning Regulations Section 6.06 for property located at 116 South Main Street, Newtown, Connecticut, as shown on a certain map entitled "Due Diligence Site Plan – Option #5, prepared for NERP Holding & Acquisitions LLC for property located at 116 South Main Street, Newtown, Connecticut", dated 8/21/14 with revision dates 3/17/15, 2/13/15 and 2/6/16 (revising one to SMCDD (South Main Street Village Design District) Minutes

This application was withdrawn till a future date.

Application 15.04 by Sandy Hook Volunteer Fire and Rescue for a Site Development Plan for a 2,000 foot addition to the existing firehouse substation located at 249 Berkshire Road in Sandy Hook (Map 54 / Block 13 / Lot 21) as shown on a certain map entitled "Proposed Site Plan, Sandy Hook Fire Department, 249 Berkshire Road, Newtown, CT" dated 9/17/09

Mr. Mulholland read the correspondence in the file.

On behalf of Rob Sibley, Mr. Benson explained the application. This is an allowed use that meets zoning regulations. It has been reviewed for erosion control. This is a straight forward application.

Mr. Mitchell made a motion to close the hearing at 10:42 p.m. Seconded by Mr. Corigliano. The motion was unanimously approved. Mr. Corigliano made a motion to approve the application. Seconded by Mr. Mitchell. The vote was unanimously approved.

Application 15/05 by Aquirion Water Company for a Special Exception Use Application – Water Pumping Station located at 250 South Main Street, Newtown, Connecticut.

Mr. Mulholland read the correspondence in the file.

Mr. Benson stated that this is a special exception use. The applicant was asked to submit a site plan.

Mark Fois, Aquirion Water Company purchased the property to bring in water to the area. There is currently no pump station in the area. This would permit them to serve customers with reliable water service. It would be a 20 ft x 40 ft building. They plan to drop the existing house and garage.

Mr. Benson added that an upgrade to the current water supply in the area is needed.

Mr. Fois agreed to put plantings in front of the building. There would be no signs and only safety lighting over the doors for security.

Mr. Mulholland made a motion to close the hearing at 10:52 p.m. Seconded by Mr. Mitchell. The vote was unanimously approved. Mr. Mitchell made a motion to approve the application with the condition that a landscape plan be submitted to the land use office. Seconded by Mr. Porco. The vote was approved unanimously.

MANDATORY REFERRAL

GCS 8-24 Referral from the Board of Selectmen regarding special appropriation in the amount of \$3,600,000 for the planning, design and construction of improvements to the Newtown High School auditorium.

Mr. Benson advised that this is all interior renovation work that has been reviewed by all finance boards.

GCS 8-24 Referral from the Board of Selectmen regarding special appropriation in the amount of \$300,000 for the Planning, design and construction of renovations and improvements to the Cyrenius H. Booth Library

Mr. Benson advised that 90% of this is for an HVAC system. Anything left will go towards necessary repairs.

GCS 8-24 Referral from the Board of Selectmen regarding special appropriation in the amount of \$300,000 for the planning, design and construction of improvements to the Edmond Town Hall Building.

Mr. Benson advised that this is for the boilers.

There were no concerns from a planning point of view with all three referrals. Mr. Corigliano made a motion to approve all three referrals. Seconded by Mr. Swift. The motion was unanimously approved.

COMMUNICATIONS AND CORRESPONDENCE

MINUTES

Mr. Mitchell made a motion to approve the minutes of the regular meeting of July 9, 2015 as submitted. Seconded by Mr. Corigliano. 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 11:00 p.m.