

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
August 20, 2015

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

Nothing was discussed at this meeting.

DISCUSSION AND POSSIBLE ACTION

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. Taylor would like to see as many of the existing trees kept. Mr. Porco and Mr. Swift appreciated how much effort the applicant has put into this development, but felt they fell short with the purpose of the overlay zone. He would like the buildings size reduced. Mr. Benson assured him that the applicant is ready to work with the office with any requested changes. Mr. Mulholland said that traffic would be alleviated once Exit 11 work is completed. He thanked Mr. Burton for working with the Commission on this. He thinks it will be good for Sandy Hook. Mr. Corigliano added that the overlay was instituted to give the town more control on the design and look of the buildings, adding that under the State Statutes, this would be denser. Mr. Mulholland extended his appreciation to the applicant for cooperating with the office as well as the members of the public who expressed their thoughts.

Mr. Swift moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by Michael Burton for an amendment to a special exception to construct six buildings and associated site improvements for a residential community under the IH Overlay Zone. 10-22 Washington Avenue, Sandy Hook, Connecticut, as shown on a certain map entitled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" dated June 5, 2015, latest revision of 7/30/15

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

Is consistent with the IH Overlay Zone.

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

1. That a sidewalk be installed along Washington Avenue in the State ROW along the road to the southern property line. The sidewalk will be an extension of the Sandy Hook Streetscape.
2. The decks facing Washington Avenue on buildings B & C will be re-designed and plans submitted to the Land Use Office for approval. An elevation drawing of the proposed design will be submitted to the P&Z Commission for comments.
3. A landscaping maintenance program will be submitted to the Conservation Official for approval.
4. An effort will be made to preserve the existing trees located along Washington Avenue.

BE IT FURTHER RESOLVED that this approval shall become effective on September 4, 2015.

Seconded by Mr. Corigliano.

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

Motion approved.

PUBLIC HEARINGS

Application 15.06 by Danziger Homes, Inc. for an Amendment to the Zoning Regulations Article III, Section 2 for Elderly Housing to Permit Single Family Detached Housing with onsite septic and well. Dated July 29, 2015.

The hearing was opened at 7:56 p.m.

Mr. Corigliano read the call for the hearing. Mr. Mulholland read the correspondence in the file and asked to hear from the applicant.

Kim Dansiger, 5 Stonewall Ridge Road, Newtown, Connecticut advised that this application will improve the housing stock in town. There is a need for diversity. This would allow for detached single family homes. Each unit would require 35,000 sq. ft, around it for septic systems and wells. Four units per lot. Currently there are no single family elderly homes, which is in demand by people wishing to down size without leaving town. The homes will be three-bedroomed, allowing for family/friend visits. There would be a condo association, which would take care of outside maintenance. No pools would be allowed. Each unit would have its own parking area and garage. There would be no strain on the school system, benefiting the town. These would be deed-restricted single family homes.

Larry Edwards, P.E. 227 Stepney Road, Easton, Connecticut went through the details, noting that the Health Department wants assurance that each unit can handle the septic systems and wells. The Condo Association would be responsible for outside maintenance on all units.

Mr. Benson noted that this is a similar concept to conservation subdivisions.

Mr. Mulholland said after hearing public comments, this application will require a lot of consideration. The hearing will be left open for the next meeting.

Brian Atherton, Black Walnut Drive, Newtown, Connecticut said he thought this to be a good idea.

Bob Rau, 12 Black Road, Newtown, Connecticut thought this was just what is needed and encouraged approval.

The hearing was continued to the next meeting scheduled for September 6, 2015.

Application 15.08 by Covered Bridge Newtown, LLC, property located at 13 Hawleyville Road and 9 Covered Bridge Road for an Amendment for a Special Exception for the construction of 4,160 square foot diner with necessary site improvements and construction of 10 residential affordable housing units in six buildings with necessary site improvements for a residential community under the IHZ Overlay Zone. Dated August 5, 2015.

The hearing was opened at 8:35 p.m.

Mr. Corigliano read the call for the hearing.

Mr. Mulholland read the correspondence in the file and asked to hear from the applicant.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut, detailed what the applicant would like to do. They have a traffic study that encompasses this and the following hearing. The Wetland Commission will address this application at their September 9, 2015 meeting. The 24.8 acre parcel is located close to Exit 9. The 4,160 sq. ft. diner would be located in the front of the parcel and the 180 unit residential units at the rear. The breakdown will be 108 one bedroomed, 54 two bedroomed and 18 three bedroomed units. Each building would be 3 stories high with ten units per building. Proof of mailing was submitted. Sewers will be installed in October of this year.

Mr. Scalzo said that the CT General Statutes requires 787 affordable units in town. This area is specifically suited to this kind of development.

Daraous Kirbickas, P.E., Artel Engineering Corp. went through the engineering details with the aid of charts and drawings. He went through the parking and stormwater management. There would be 432 parking spaces. The catch basins are designed for a 25 year storm. Lighting will be addressed at the next meeting.

Mr. Mulholland said that everything will be reviewed by the town Engineer, who will make his analyses for the file.

Mr. Porco asked about play areas. He did not think there was enough green space for the potential number of children to play.

Mr. Mulholland would like to see stakings before the next meeting. At which time Mr. Scalzo will advise the Commission on what the possible rents would be.

Abigail Adams, Landscape Architect, A-Z Lands Cons., Brookfield, Connecticut went through details of proposed trees and plantings.

Maura Newell Juan, Seventy 2 Architects, 248 Main Street, Danbury, Connecticut detailed the architectural design of the buildings, which would be Colonial style. She will respond to a question from Mr. Porco regarding the buildings height at the next meeting. Elevators will be provided in all buildings.

Mr. Mulholland called for a recess at 9:37 p.m.

The meeting reconvened at 9:45 p.m.

Michael Galante, Frederick P. Clark, Associates, Inc., 41 Ruane Street, Fairfield, Connecticut, traffic consultant, went through the traffic study for this and the next hearing, which will be reviewed by the State. The diner would create a separate pattern from the housing units.

After Mr. Scalzo's closing statement Mr. Mulholland asked to hear from the public.

Janet McKewan, 10 Hillcrest Drive, Newtown, Connecticut expressed concern about the traffic.

Vern Caudet, 1 Hillcrest Drive, Newtown, Connecticut was also concerned about the traffic.

Linda Nobes, 2 Covered Bridge Road, Newtown, Connecticut was concerned about the traffic but also the location of the entrance. She was also concerned about the wetlands and wildlife.

Theresa Curry, 4 Hillcrest Drive, Newtown, Connecticut was concerned about the driveway that would come right by her mailbox. She was also concerned about the traffic.

Jennifer Ballard, 9 Whippoorwill Road, Newtown, Connecticut opposed the application.

Mary Wilson, 12 Whippoorwill Road, Newtown, Connecticut shared previous comments and was concerned about the fact that there would only be one exit.

Tony Napolitano, 13 Whippoorwill Road, Newtown, Connecticut was concerned about adding this traffic to the traffic coming from the Woods, on Route 6.

Mr. Scalzo said he would address questions at the continuation of the hearing.

Mr. Corigliano was concerned about bus turnarounds on a dead end road and asked if a second road could be put in.

Mr. Porco was surprised that with the sewer/water installation there were no plans to improve the road conditions on Route 25.

Mr. Benson noted that this is a State matter.

Mr. Galante will assess the situation. Mr. Mulholland wants a formal application to go to the State.

Mr. Corigliano would like to see a rendering of the buildings.

Mr. Mulholland asked to see where a secondary means of egress could be designed.

The hearing was continued till the next meeting scheduled for September 3, 2015.

Application 15.09 by Grace Family Church Inc., property located at 9 Covered Bridge Road for the construction of a 24,900 square foot church with associated access drive (over existing driveway parking grading utilities and drainage. Previous approval was granted for the same use (different configuration) in 2007. New application dated June 19, 2015.

The hearing was opened at 10:48 p.m.

Mr. Corigliano read the call for the hearing.

Mr. Mulholland read the correspondence in the file and asked to hear from the applicant.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut, indicated with the aid of a site plan where the proposed church would be located, which would be off Exit 9 Eastbound. He submitted an affidavit of mailing. This application has been approved. This is a reconfiguration of the building.

Rob Blanchett, P.E., 4 Gracey Building, Torrington, Connecticut explained the differences between this and the previous application. This is the same concept, but smaller. There would be no cut and fill, only gravel brought in for the basement and driveway. There would be zero runoff, two catch basins designed for 100 year flood requirements. There would be extensive landscaping. They have been asked to add a hydrant. He had a lighting plan. Wetland Commission will address this application at their September 23, 2015 meeting

Michael Galante, Frederick P. Clark, Associates, Inc., 41 Ruane Street, Fairfield, Connecticut, traffic consultant had already covered the traffic report in the previous hearing. The traffic counts for this project would be a concern only on Sundays.

Mr. Scalzo said his client might agree to extend the time between the two Sunday services to allow for traffic to move out before the next batch moves in,

There were no comments from the public.

The hearing was continued till the next meeting scheduled for September 3, 2015.

Application 15.07 by Solli Engineering, LLC for a Regulation Amendment Application to establish a Commercial Design District surrounding the southerly side of Exit 10 at Interstate 84 in Newtown, Connecticut. This regulation amendment will enable the commission to allow additional uses within the CDD, subject to additional performance standards and design review. Dated August 5, 2015.

The hearing was opened at 11:18 p.m.

Mr. Corigliano read the call for the hearing.

Mr. Mulholland read the correspondence in the file and asked to hear from the applicant.

Kevin Solli, 28 Monroe Turnpike, Monroe, Connecticut explained the application with the aid of an aerial photograph and site plan. He has created a list of built-in standards regarding restaurants and

banks with drive-throughs. Answering a question from Mr. Pozek, he had not yet approached the existing businesses to see if they want to be a part of this.

Mr. Porco thought it to be a good idea, but it requires more dialogue.

Mr. Mulholland asked to hear from the public.

John Vestor, 24 Walnut Tree Hill Road, Sandy Hook, Connecticut distributed and read a letter for the file. He asked that the Design Review Board avoid buildings not in character with the town.

Ryan Atherton, 7 Black Walnut Road, Newtown, Connecticut thought it was time the town had amenities for parents with kids in cars to get a coffee or bank transaction. He did not think a hotel a viable use. The town would benefit from diversity.

Mr. Stolli would be happy to remove a hotel from possible use. Would be happy to return and continue the hearing.

The hearing was continued till the next meeting scheduled for September 17, 2015.

COMMUNICATIONS AND CORRESPONDENCE

Request to P&Z by Toll Brothers via letter dated 7/14/15 asking commission to review a request by a disabled person younger than 55 years old to purchase and/or occupy a home in the Newtown Woods development.

Due to the lateness of the hour, this matter was tabled till the next meeting.

MINUTES

Action on the minutes of August 6, 2015 was tabled till the next meeting.

ADJOURNMENT

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

The meeting was adjourned at 12:05 p.m.

NOTICE OF CONTINUATION OF PUBLIC HEARINGS

NOTICE IS HEARBY GIVEN that by orders of the Planning and Zoning Commission at its meeting on August 20, 2015, the following public hearings were continued to the next regular meeting to be held on September 3, 2015 at 7:30 p.m. in the Common Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

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