

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
September 17, 2015

Present: Mr. Mulholland, Mr. Porco, Mr. Mitchell, Mr. Swift and Mr. Corigliano. Alternates: Mr. Pozek, Mr. Taylor and Mr. Ruhs
Also present: George Benson, Land Use Director.
Clerk: Ms. Wilkin

The meeting was opened at 7.34 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 REPORT

Nothing was discussed at this meeting.

PUBLIC HEARINGS (Continued)

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.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut asked the Commission to continue the hearing till after the Inland Wetland Commission has approved it. He submitted a letter requesting the extension.

Noone from the public addressed the matter.

Mr. Mitchell moved to continue the hearing till the next meeting scheduled for October 1, 2015. Seconded by Mr. Corigliano. The vote was unanimously approved.

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.

Peter Scalzo, Esq., 2 Stony Hill Road, Bethel, Connecticut asked the Commission to continue the hearing till after the Inland Wetland Commission has approved it. He submitted a letter requesting the

extension. In the meantime he asked the project engineer to explain the project with adjustments as a result of comments raised at the last hearing.

Darius Virbickas, P.E. Artel Engineering Corp., Brookfield, Connecticut explained the adjustments with the aid of overhead slides. They would be allowed to build 224 units on this site but plan for only 180 (108 one-bed; 54 two-bed and 18 3-bed). There will be 168 inside garage spaces under the buildings and 268 spaces on the surface for a total of 436 parking spaces. They added four parking spaces next to the covered bridge to allow parents to meet the school bus. Details of the building size will be forthcoming at the next meeting. The diner proposes 148 seats with 74 parking spaces plus 12 for employees. Sidewalks will be worked out with DOT and staff when appropriate. They are planning to have a meeting tomorrow to discuss construction sequence. Their lighting plan is dark sky compliant.

Maura Juan, Architect, 248 Main Street, Danbury, Connecticut is waiting for comment from the Architectural Review Board. She offered color samplings of the planned siding.

Mr. Scalzo submitted a letter from the property owner, Tony Lucera highlighting issues raised at the last meeting. The Architectural Review Board had to cancel two meetings due to the fact that they had no quorum.

Janet McKewan, 10 Hillcrest Road, Newtown, Connecticut was upset with the proposal due to the fact that her family enjoyed the area and associated wildlife. Traffic was a big issue with her.

Vern Goddette, 1 Hillcrest Road, Newtown, Connecticut asked if lights would be visible in the winter.

Mr. Scalzo said that this and other issues will be addressed at the next meeting.

Mr. Mitchell moved to continue the hearing. Seconded by Mr. Swift. The motion was unanimously approved. The hearing was continued till the next meeting schedule for October 1, 2015.

A recess was called at 8:49 p.m.

The meeting reconvened at 8:55 p.m.

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.

Mr. Mitchell recused himself from this hearing due to the fact that he is an abutter. Mr. Pozek was seated in his place.

Kevin Solli, 28 Monroe Turnpike, Monroe, Connecticut addressed issues raised at the last meeting. Hotels were eliminated from the uses. Drive through restaurants would be limited to one per lot of at least two acres. He will find out the total acreage of the overall site.

Mr. Mulholland would like to review the revisions before making any decisions. He asked to hear from the public.

Peggy Baiad, 4 Bud Drive, Newtown, Connecticut asked for clarification about the overlay zone.

Anthony Baiad, 4 Bud Drive, Newtown, Connecticut asked if the Edmond Road relocation would affect this.

Betsie Painter, Economic Development Coordinator for the town of Newtown considered this a good thing for the town, as it would provide much needed amenities for people. It will also clean up the entryway.

Mr. Mitchell moved to continue the hearing. Seconded by Mr. Corigliano Swift. The motion was unanimously approved. The hearing was continued till the next meeting scheduled for October 1, 2015.

Application 15.03 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) overlap 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 DERP Holding & Acquisitions, LLC for property located at 116 South Main Street, Newtown, Connecticut", dated August 21, 2014 with revision dates of 2/6/15, 2/13/15 and 3/17/15 (revising zone SMVDD (South Main Village Design District))

The hearing was opened at 9:38 p.m.

Mr. Mitchell read the call for the hearing.

Mr. Mulholland asked to hear from the applicant.

James Cassidy, P.E., Hallisey, Pearson and Cassidy Eng. Assoc. Inc., 35 Cold Spring Road, Rocky Hill, Connecticut described the site with the aid of overhead projection. He described the topography and read the purpose of the regulation change, detailing the uses, including signs, parking, lighting, etc. Tractor Supply is a retail operation catering to agricultural clientele. He explained the type of merchandise they sell and how it will be displayed. Larger apparatus and equipment will be in a designated outside space.

Kevin Solli, 28 Monroe Turnpike, Monroe, Connecticut distributed a Traffic Report. This would be considered a low traffic generator. There would be no adverse impact on the current traffic situation.

Mr. Cassidy said that this meets the purpose and intent of the POCD and asked for approval.

Conceptual drawings were submitted. They need to come in with the final plans.

Mr. Mulholland asked to hear from the public.

Raymond Rissio, Esq., Fairfield representing the owner of 111 Main Street South, Newtown, Connecticut considered this a dangerous road to go down. He said it conflicts with the intent of the POCD. He considered the 100 foot split rock side wall of the structure that would be facing Route 25 extremely unattractive and contradictory to the town's character. He did not think the change should be adopted.

Brian Nadro, 112 South Main Street, Newtown, Connecticut asked why, as an abutter, he was not notified of the hearing. He was concerned about the light emanating from the building, runoff leading

into the wetlands and septic fields that run parallel to the property line. He also asked about possible noise pollution and hours of operation. He agreed with the previous speaker.

Betsie Painter, Economic Development Coordinator for the town of Newtown considered this a good thing for the town. The applicant has worked very hard with the staff. This would be a tax generator and employ about 25 people. It would also provide agricultural needs of the community.

Oscar Sanpaio, 120 South Main Street, Newtown, Connecticut said his daughter's bedroom window would look at this building. He was upset with the increased development in town.

Brian Atherton, 7 Black Walnut Road, Newtown, Connecticut considered Tractor Supply Company to be an excellent benefit for the town. This would be within the POCD because of the economic benefit and low traffic impact. He would be more concerned with a possible alternative. The integrity of the town is maintained.

Mr. Mulholland said the Commission would need to review the file for further discussion.

Mr. Mitchell moved to continue the hearing. Seconded by Mr. Corigliano. The motion was unanimously approved. The hearing was continued till the meeting scheduled for October 15, 2015

PUBLIC HEARING

Application 15.10 by Rand-Whitney Container Newtown LLC for a Site Development Plan to continue existing use as a corrugated cardboard manufacturer and converter. Intent is to expand the building footprint to accommodate new equipment technology and increased production located at 32 Schoolhouse Hill Road. Application dated august 31, 2015

The hearing was opened at 10:55 p.m.

Mr. Swift had to leave the meeting. Mr. Ruhs was seated in his place.

Mr. Mitchell read the call for the hearing.

Mr. Mulholland asked to hear from the applicant.

Will Walter, P.E., BSC Group, 300 Winding Brook Drive, Glastonbury, Connecticut advised that they had received two variances. Inland Wetland seemed in favor of the application but needed to walk the site before approving it. Due to this they would like a conditional approval.

Geoffrey Schiftenhaus, General Manager, Rand-Whitney, One Edmond Road, Newtown, Connecticut explained the reason for the expansion.

Robert Taylor, AIA, Gundersen Associates, 20 Central Street, Salem, Massachusetts went through the Building Program with overhead projection. This included the site plan that meets all regulations. The driveway will be altered to alleviate current confusion. He indicated parking spaces, new curb cuts, site traffic circulation and loading/unloading, lighting, landscape. The storm water design uses Connecticut DEEP Erosion Control Guidelines. He explained retaining walls and traffic study.

Robert Pinckney, P.E., BSC Group, 300 Winding Brook Drive, Glastonbury, Connecticut distributed a Traffic Study. The site would have a good level of service.

Mr. Schiffenhaus advised that the number of employees would go from 60 at present to 100. The hours of operation will not change.

Mr. Walters explained the proposed plantings around the building, which might have to change in accordance with the required sightlines. He thanked the staff for their assistance and asked for approval with conditional approval of the Inland Wetland Commission.

Mr. Mulholland asked to hear from the applicant.

Peggy Baiad, 4 Bud Drive, Newtown, Connecticut asked about the nise.

Brian Atherton, 7 Black Walnut Road, Newtown, Connecticut congratulated the team for their hard work. He thanked Rand Whitney for cleaning up the intersection.

Betsie Painter, Economic Development Coordinator thinks this is great for the time and would like to see more companies like Rand Whitney come to town.

Mr. Schiffenhaus advised that the scrap collection currently done on the roof of the building will move inside so the noise level should be decreased.

The hearing was closed at 11:40 p.m.

Mr. Mitchell read the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the application by Rand-Whitney Container Newtown LLC, for an Amendment to the Site Development Plan to continue existing use as a corrugated cardboard manufacturer and converter. Intent is to expand the building footprint to accommodate new equipment technology and increased production located at 32 Schoolhouse Hill road. Application dated August 31, 2015, as depicted on a map entitled "Rand-W Whitney Building Addition, 32 Schoolhouse Hill Road, Newtown, Connecticut", dated august 31, 2015.

Meets the standards and criteria for site development plan as set forth in Section 10 and the application to be consistent with the M1 zone

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

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

That the application is approved by the Inland Wetland Commission.

BE IT FURTHER RESOLVED that the application shall become effective on October 2, 2015.

The resolution was moved by Mr. Corigliano and seconded by Mr. Mulholland.

Vote:	Mr. Mulholland	Yes
	Mr. Porco	Yes
	Mr. Corigliano	Yes
	Mr. Pozek	Yes
	Mr. Ruhs	Yes

Motion unanimously approved.

COMMUNICATIONS AND CORRESPONDENCE

Nothing on the Agenda for this meeting

MINUTES

ADJOURNMENT

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

The meeting was adjourned at 11:44 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 October 1, 2015, the following public hearings were continued to the regular scheduled meeting to be held on September 17, 2015 at 7:30 p.m. in the Common Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

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.

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