

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

Land Use Office
Council Chamber
Primrose Street, Newtown, Connecticut

Regular Meeting
October 15, 2015

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

CHAIRMAN'S REPORT

Nothing to report for this meeting.

PUBLIC HEARINGS (Continued)

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))

Robert Hall, Esq., 43 Main Street, Newtown, Connecticut advised the Commission that the regulation and engineering drawings were being revised. He submitted a letter requesting withdrawal of this application.

Mr. Mulholland made a motion to approve the withdrawal of the above application. Seconded by Mr. Mitchell. The motion was unanimously approved.

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.

Solli Engineering submitted a letter dated October 15, 2015 requesting an extension to the next meeting.

Mr. Mulholland noted that the State does not plan the change to Edmund Road for at least a year. He wondered if it would be preferable for the applicant to withdraw this application till then. Mr. Benson will discuss this with the applicant.

Mr. Mitchell made a motion to continue the above application till the next scheduled meeting of November 5, 2015. Seconded by Mr. Corigliano. The motion was unanimously approved.

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 submitted a letter requesting an extension till the next meeting, by which time the Inland Wetland Commission should have made their decision.

There were no members of the public wishing to address this application.

Mr. Swift made a motion to continue the above application till the next scheduled meeting of November 5, 2015. Seconded by Mr. Corigliano. The motion 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 submitted a letter requesting an extension till the next meeting, by which time the Inland Wetland Commission should have made their decision. In the meantime the project engineer was present to explain the revised plans.

Darius Virbickas, P.E., Artel Engineering Corp, Brookfield, Connecticut went through the revisions that have only just been submitted to the Town Engineer and Inland Wetland Commission who should be making their decision October 28, 2015. Wetlands requested boulders defining the edge of the wetlands for grading and avoidance of creep. A bike rack has been added. They are proposing concrete sidewalks. They will install a four-way stop sign at the intersection. The Town Engineer asked that the emergency access be widened to 20 ft. As a result of the last Inland Wetland meeting stormwater treatment has been changed.

Mr. Pozek asked where mailboxes would go. Anthony Lucera, the owner, will bring in photos of similar kiosks in other places. They would be in a standard location. He will ask Mike Galante, the traffic consultant to address this at the next meeting.

Mr. Mulholland asked to hear from the public.

Corinne Cox, 31 Pond Brook Road, Newtown, Connecticut considered this an unacceptable effect on the wetlands.

Heather Wilson, 20 Hunter Drive, Newtown, Connecticut asked what would happen in the event of an accident. Mr. Mulholland will ask the traffic expert.

Mr. Mitchell made a motion to continue the above application till the next scheduled meeting of November 5, 2015. Seconded by Mr. Mitchell. The motion was unanimously approved.

MANDATORY REFERRAL

No referrals

COMMUNICATIONS AND CORRESPONDENCE

Mr. Mulholland asked the Commission to acquaint themselves with plans before meetings.

Mr. Mulholland met the republican candidate at the senior center, where he asked about affordable and senior housing. Mr. Benson said there has been a lot of activity but nothing definite yet. There is a three-pronged approach – housing, apartments and condos. Mr. Porco noted that there is a lot of interest in smaller homes. Mr. Benson added that the town has come a long way with incentive housing. The Commission went on to discuss conservation subdivisions, overlay areas and matters of general planning and zoning to benefit Newtown.

Mr. Benson advised that one of the white houses in Fairfield Hills is scheduled for demolition next week. There are plans to drop one of the large buildings next year.

MINUTES

Mr. Porco made a motion to approve the Minutes of October 1, 2015. Seconded by Mr. Corigliano. The motion 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 8:54 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 November 5, 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 15.07 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.

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.

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.

Donald A. Mitchell
Secretary

October 15, 2015.