

# MINUTES

## *Newtown Planning and Zoning Commission*

### SUBJECT TO APPROVAL

*Land Use Office  
Council Chamber  
Primrose Street, Newtown, Connecticut*

*Regular Meeting  
December 3, 2015*

Present: Mr. Mulholland, Mr. Mitchell, Mr. Swift and Ms. Cox. Alternates: Mr. Taylor seated for Mr. Corigliano. Alternates: Ms. Manville and Mr. Meadows  
Also present: George Benson, Land Use Director.  
Clerk: Ms. Wilkin

The meeting was opened at 7.33 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**

Mr. Mulholland welcomed Ms. Corinne Cox to the Commission and Barbara Manville and Roy Meadows as alternates. He looks forward to working with them. An orientation meeting will be set up tentatively on December 8, 2015 at 6:00 p.m.

Robert Hall, Esq., 43 Main Street, Newtown, Connecticut addressed the Commission with an update on the David French property that has been in litigation since it was approved many years ago. They are almost ready to come before the Commission with updated plans. They want assurance that the \$250,000 fee in lieu is still in force. He will put the details in writing so that current Commissioners become familiar with the application.

#### **PUBLIC HEARINGS (Continued)**

**Public Hearing 15.12 by Architectural Glass Industries LLC for a Special Exception Amendment for construction of a 2,600 square ft. addition to the existing building, relocate parking spaces and site utilities with continued current light industrial use for property located at 9 Turnberry Lane, Newton, Connecticut, as shown on a certain map titled "Architectural Glass Industries, LLC. Revised Site Plan 9 Turnberry Lane (Lot 10) Newtown, Connecticut" dated September 25, 2015**

Darios Virbickas, P.E., Artel Engineering Corp, Brookfield, Connecticut went through the revised plans. He confirmed that the septic meets Health Department requirement. Surplus employee parking is taken care of by using property across the street.

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

Mr. Mitchell made a motion to close the hearing. Seconded by Mr. Swift. The motion was unanimously approved.

The hearing was closed at 7:55 p.m.

Mr. Mitchell moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that application 15.12 by Architectural Glass Industries LLC for a Special Exception Amendment for construction of a 2,600 square ft. addition to the existing building, relocate parking spaces and site utilities with continued current light industrial use for property located at 9 Turnberry Lane Newtown, Connecticut. As shown on a certain map entitled "Architectural Glass Industries, LLC. Revised Site Plan, 9 Turnberry Lane (Lot 10) Newtown, Connecticut" dated September 23, 2015

SHALL BE APPROVED

BE IT FURTHER RESOLVED that the application is consistent with the purpose and intent of the Town of Newtown Plan of Conservation and Development

BE IT FURTHER RESOLVED that the Commission finds that the application meets the standards and criteria for a special exception as set forth in Section 11 of the Zoning Regulations and the application to be consistent with the M-4 zone.

BE IT FURTHER RESOLVED that the application shall become effective on December 18, 2015.

Seconded by Mr. Swift.

Vote:	Mr. Mulholland	Yes
	Mr. Mitchell	Yes
	Mr. Swift	Yes
	Mr. Taylor	Yes

The Commission had no problems with the plans. Mr. Mulholland congratulated the applicant for his success, noting that the expansion is good for the town.

**DISCUSSION AND POSSIBLE ACTION**

**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 Commission has to vote at the next meeting, December 17, 2015. Mr. Mulholland, appreciating the complexity of this proposal, will find out why Inland Wetland has taken so long with their report.

**PUBLIC INFORMATION**

The Town of Newtown intends to apply for three (3) EPA brownfields cleanup grants: 48 Mile Hill Road (Shelton House), Fairfield Hills Campus, Newtown, Connecticut 4 Stamford Land (Norwalk Hall), Fairfield Hills Campus, Newtown, Connecticut

4 Simpson Street (Plymouth Hall) Fairfield Hills Campus, Newtown, Connecticut

There is an opportunity to submit comments on the draft grant proposals, including drafts of the Analysis of Brownfield Cleanup Alternatives (ABCA) at this meeting.

Copies of the draft proposals, including the draft ABCA is on file and available for public review in the Land Use Department, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut.

Mr. Benson explained the need for a public hearing for the grant application. Once approved it will go before the Executive Council.

Mr. Mitchell read the call for a public hearing and asked to hear from the public.

It is noted that there was no one present wishing to address this issue.

Mr. Mitchell made a motion to close the public hearing. Seconded by Mr. Taylor. The motion was unanimously approved.

Mr. Mitchell made a motion to recommend that the application for these grants be approved. Seconded by Mr. Swift. The motion was unanimously approved.

### **MANDATORY REFERRAL**

#### **Borough of Newtown Proposed Amendments to the Borough Zoning Regulations, Articles 2, 6, 11 and 12.**

As Attorney for the Borough, Mr. Mitchell went through the Articles detailed in a letter dated November 19, 2015, signed by Douglas Nelson, Chairman of the Borough Zoning Commission. Copies are available in the Land Use Office. Mr. Mulholland will write to the Borough confirming that the Commission has no problem with the amendments.

### **COMMUNICATIONS AND CORRESPONDENCE**

Nothing to report.

### **DIRECTOR OF PLANNING COMMENTS**

#### **Approval of Hawleyville Conceptual Sidewalk Plan.**

Mr. Benson showed the Commission a conceptual sidewalk plan. Once accepted, the Commission can require developers to work with it. They are going to apply for a grant to try and get funding for sidewalk from the Hawleyville Deli on Route 25 down to and along Route 6 to the Bethel line.

Mr. Mitchell made a motion to approve the conceptual sidewalk plan. Seconded by Ms. Cox. The motion was unanimously approved.

### **MINUTES**

No action was taken on the Minutes of November 19, 2015.

### **ELECTION OF OFFICERS**

No action was taken.

### **ADJOURNMENT**

Mr. Meadows made a motion to adjourn. Seconded by Mr. Swift. The motion was unanimously approved.

The hearing adjourned at 9:06 p.m.