

MINUTES

Newtown Planning and Zoning Commission

SUBJECT TO APPROVAL

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

*Regular Meeting
December 17, 2015*

Present: Mr. Mulholland, Mr. Mitchell, Mr. Swift, Mr. Corigliano and Ms. Cox. Alternates: Mr. Taylor, Ms. Manville and Mr. Meadows
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 REPORT

Rochambeau Woods Legal Discussion

Robert Hall, Esq., 43 Main Street, Newtown, Connecticut briefly ran through the details of his December 14, 2015 letter and attachments referenced: "Status of Hunter Ridge LLC Court Appeal and Statement with the Commission", a copy of which is on file in the Land Use office.

Mr. Mitchell moved the following:

RESOLVED that the Newtown Planning and Zoning Commission confirms that the action taken at its meeting of December 17, 2009 to find that the Rochambeau Woods re-subdivision as shown on the subdivision plans dated October 1, 2009 is an improvement over the 2005 and 2007 plans.

And that the approval of a settlement agreement based on a fee in lieu of open space in the amount of \$350,000 is still an acceptable resolution of the appeal.

SHALL BE APPROVED

Seconded by Mr. Swift. The motion was unanimously approved.

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.

It is noted that Mr. Taylor listened to the tapes of meetings he had not attended and was therefore considered sufficiently informed to vote on this matter.

Mr. Mitchell moved the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the Application 15.08 by Covered Bridge Newtown, LLC, property located at 13 Hawleyville Road and 9 Covered Bridge Road for a Special Exception for the construction of 4,160 square foot diner with necessary site improvements and construction of 180 residential housing units in six buildings with necessary site improvements for a residential community under the Incentive Housing Overlay Zone. Dated November 9, 2015

Is consistent with the purpose and intent of the town of Newtown Plan of Conservation and Development,

Is consistent with the Incentive Housing Overlay Zone (IHOZ)

BE IT FURTHER RESOLVED that this approval shall become effective on December 28, 2015.

SHALL BE APPROVED.

Seconded by Mr. Swift.

The Commission has discussed this application at great length and agreed that everything should be done to persuade the DOT to put in traffic signals. Mr. Mulholland read the Inland Wetland approval.

Mr. Corigliano made a motion to amend the above resolution by adding the following stipulation:

That the applicant make its best efforts to follow through with its application for a traffic signal at the intersection of Covered Bridge Road and Route 25.

Mr. Taylor seconded the amendment. The vote was unanimously approved.

Mr. Mulholland noted that the applicant has been extremely cooperative and has yielded to many changes. The Commission will follow through with the request for traffic signals.

Mr. Mitchell said that Newtown needs this type of development and considered this an ideal location for it.

Mr. Corigliano still had a problem with the traffic situation and voted to approve on the condition that everyone use their good offices to persuade the DOT to approval traffic signals.

Mr. Taylor felt comfortable with the application stating that the applicant has always been responsive to various requests. There have been a lot of changes in the area since sewers were installed. He too would like to see every effort made to try and get DOT approval for the light.

Mr. Swift said this was good proposal compared with what could have gone in there.

Mr. Mulholland added that this is a welcome addition to affordable housing in Newtown.

The vote as amended:	Mr. Mulholland	Yes
	Mr. Mitchell	Yes
	Mr. Swift	Yes
	Mr. Corigliano	Yes
	Mr. Taylor	Yes

The motion was unanimously approved.

COMMUNICATIONS AND CORRESPONCE

Mandatory Referrals #RAA-2015-03 and #RAA-2015-04 by the Town of Monroe.

Mr. Benson advised that these referrals were minor changes to Monroe’s regulations and of no consequence to Newtown.

The Commission unanimously agreed that there was no problem with the above referrals and Mr. Mulholland will write to Monroe Planning and Zoning advising they of such.

DIRECTOR OF PLANNING COMMENTS

Nothing to discuss at this time.

MINUTES

Mr. Mulholland made a motion to approve the minutes of November 19, 2015 with the following changes:

After listening to the tape of the meeting it was agreed that the Commission made the following resolution regarding Application 15.09 as follows:

Mr. Mitchell moved the following:

BT IT RESOLVED by the Newtown Planning and Zoning Commission that the Application 15.09 by Grace Family Church Inc., property located at 9 Covered Bridge Road for a Special Exception 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.

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

Is consistent with the R-2 Zone

Seconded by Mr. Porco. The resolution was unanimously approved.

Motion to accept the minutes as changed seconded by Mr. Mitchell. The motion was unanimously approved.

Mr. Swift made a motion to approve the minutes of December 3, 2015 with the following change:

Page One Robert Hall ... (should read \$350,000 not \$250,00)

Seconded by Ms. Cox. The motion was unanimously approved.

DIRECTOR OF PLANNING COMMENTS

Mr. Benson advised the Commission that Tractor Supply Company will proceed with their application for special exception in January while their appeal is in court.

ELECTION OF OFFICERS

Mr. Corigliano nominated Mr. Mulholland for a further term as Chairman. Seconded by Mr. Mitchell. There were no other nominees. The motion was unanimously approved.

Mr. Mulholland nominated Mr. Swift as Vice-Chair. Seconded by Mr. Corigliano. There were no other nominees. The motion was unanimously approved.

Mr. Corigliano nominated Mr. Mitchell for a further term as Secretary. Seconded by Mr. Mulholland. There were no other nominees. The motion was unanimously approved.

ACCEPTANCE OF 2016 CALENDAR

The Commission unanimously approved the 2016 calendar as submitted.

ADJOURNMENT

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

The hearing adjourned at 8:35 p.m.