



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting
Council Chambers, 3 Primrose Street
July 7, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Swift, Ms. Cox, Mr. Meadows (A)

Absent: Mr. Mitchell, Mr. Corigliano, Mr. Taylor, Ms. Manville

Also Present: George Benson, Director of Planning

Mr. Mulholland called the meeting to order at 7:37 pm.

Before opening the Public Hearing, Mr. Mulholland asked Attorney Robert Hall to give a brief update on the legal status of NERP (Tractor Supply). Mr. Hall, 43 Main Street, explained that any Planning and Zoning decisions that could be made will not affect the legal standings of the original Zone Change that was approved in November of 2015.

Public Hearing

Application 16.08 by NERP Holding and Acquisitions Company LLC (for tenant Tractor Supply Company) to amend a Zoning Regulation that was approved November 5, 2015; to permit internally illuminated signs, to correct the area where an outdoor display is permitted, and to correct typographical mistakes as written in red, in the letter "Proposed Amendment to SDD4 Zoning Regulation June 15, 2016".

Mr. Swift read the call for the hearing. Mr. Hall spoke towards the application, explaining some minor changes from the originally approved amendment. Mr. Hall had originally referenced Article VII instead of Article VIII and included a few grammatical errors. The two larger changes were regarding internally illuminated signs and the outdoor storage area. Without including these details in the SDD4 Regulations, NERP would not have the option to present them in the site plan. Mr. Benson made it very clear that approving the Zone Change Amendment did not mean that the Commission was approving the lighting

plans or other details. The changes to the storage area will make it compliant with the approved conceptual site plan.

Mr. Nadro, 112 South Main Street, began to comment. Mr. Mulholland asked him to speak towards the site plan application. There was no other public comment.

Mr. Swift made a motion to continue the hearing for application 16.08 at the next meeting of July 21, 2016. Mr. Meadows seconded.

The Commission took a vote:

Mr. Mulholland	YES
Mr. Swift	YES
Ms. Cox	YES
Mr. Meadows	YES

The motion was approved unanimously.

Application 16.07 by NERP Holding and Acquisitions Company LLC (for tenant Tractor Supply Company) for the construction of a 19,097 square foot retail building and associated site improvements to be constructed on a property located at 116 South Main Street, as shown on certain maps entitled “Proposed Retail Building for Tractor Supply and Company” last revised 03/21/16.

Mr. Swift read the call for the hearing. Mr. Hall introduced Matthew Darling, NERP Holding and Acquisitions, who presented the mailing receipts. Mr. Hall also introduced Jim Cassidy II, of Hallisey, Pearson and Cassidy Engineering Associates, LLC. Mr. Cassidy first gave a background on the property, also reminding Commissioners that an environmental and traffic report had been filed in the Land Use office. He submitted a letter from Kevin Solli, Solli Engineering, LLC, as a summary of his traffic report. Mr. Cassidy explained the outdoor display areas, including a permanent trailer display, seasonal equipment and fencing materials.

There will be a single lane into the site, and both a right and left hand turn exiting. The parking lot will include 83 parking spaces. The sightlines in both directions are longer than the required 500 feet. Mr. Cassidy described the drainage and wetlands, as well as the materials for the building. Neighbor Brian Nadro, 112 South Main Street, had previously expressed fear over his septic

system, which is positioned close to the property line. Mr. Cassidy's plans included a toe drain running along the majority of the boarder, to collect a large portion of run off that would potentially seep towards Mr. Nadro's property.

He also addressed a misunderstanding from Mr. Sibley, Deputy Director of Land Use, about the lighting. Ron Bolmer, Town Engineer, had asked for clarification of the grade on the driveway, to which Mr. Cassidy made some minor adjustments to adhere to the regulations. Mr. Swift was concerned about the 'overabundance' of parking. Mr. Benson said that 83 spaces is less than typically required per the regulations. Mr. Meadows asked about the frequency of tractor trailer truck deliveries. Mr. Darling said one, possibly two a week.

Brian Nadro, 112 South Main Street, asked for clarification of some details, and thanked Mr. Cassidy for including the drain.

Oscar Sampaio, 120 South Main Street, was concerned about increasing run off to the wetlands, larceny, and lights shining onto his property. He asked for a fence to separate his property from the site.

Mr. Swift and Ms. Cox both expressed desire to walk the site. Mr. Cassidy will provide a site map showing the stakes for the midpoint of the driveway and the corners of the building. Mr. Swift commented on the design of the building, saying he doesn't believe it fits with what the South Main Village Design District, and wanted the architect to look into more design features.

With no further comment, Mr. Swift made a motion to continue the hearing for Application 16.07 to July 21, 2016. Mr. Meadows seconded.

The Commission took a vote:

Mr. Mulholland	YES
Mr. Swift	YES
Ms. Cox	YES
Mr. Meadows	YES

The motion was approved unanimously.

Minutes of May 19, 2016

With no changes to be made to the minutes, Ms. Cox made a motion to accept. Mr. Swift seconded. All were in favor.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Swift seconded. The meeting was adjourned at 10:27pm.

*Respectfully Submitted,
Georgia Contois, Clerk*