



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

September 15, 2016 7:30 P.M.

Present: Mr. Mulholland, Mr. Corigliano, Mr. Mitchell, Mr. Meadows (A), Mr. Taylor (A), Ms. Manville

Absent: Mr. Swift, Ms. Cox

Also Present: George Benson, Director of Land Use, Rob Sibley, Deputy Director of Land Use

Mr. Mulholland called the meeting to order at 7:34 pm.

Public Hearing

Mr. Mitchell read the call for the hearing:

Application 16.10 by Sunrise Church Hill Road, LLC for a Special Exception on a property located at 73-75 Church Hill Road, for the construction of a multi-use commercial development consisting of a 9,888 ± square foot retail space on the first floor, 2,100 ± square foot drive-thru coffee shop, and associated site improvements, as shown on a map titled: "Proposed Development 73 & 75 Church Hill Road, Newtown, Connecticut" last revised 8/17/16.

Kevin Solli, P.E. of Solli Engineering LLC, Phil Clark, Claris Construction and Matt Damico, Sunrise Church Hill Road LLC were present. Mr. Solli spoke on behalf of the applicant. He submitted the mailers and a set of revised plans for the Commissioners, which addressed specific concerns from certain departments. Mr. Solli gave a background of the lot, including some details on wetlands and known contaminants on the site.

The site plan includes an 11,980± sq. ft. mixed use commercial building with space for five tenants. The plans include the option of an interim phase in relation to the ConnDot project for relocating Edmond Road. If the road relocation is delayed, Mr. Solli is proposing to construct the building with approximately half the parking spaces, and only open a portion of the building. He explained his confidence in timing, as he is in constant contact with ConnDot.

Utilities will enter the property from Church Hill Road, and a sidewalk will connect the parking lot to the sidewalk that will be constructed on Church Hill Road. A transformer pad will be located on the North East corner of the building. Mr. Solli presented the planting and lighting plans. The driveway from Church Hill Road will have a trip activated signal light with a 'no turn on red'.

Mr. Mulholland asked about the proposed signs. Mr. Solli proposed only one monument sign at a mid-point on the property because of the deep right of way. The Commission members agreed that the potential location of the sign would not affect the sight lines for traffic leaving the property. Mr. Mulholland also asked about the elevation of the property for headlights that may shine onto Church Hill Road. The applicant will look into a low guardrail and low plantings to block the headlights, and have information for the Commission at the next meeting.

Mary Wilson, Queen Street Gifts, wants to maintain the look and feel of Newtown. She did not want people to exit the highway and think they are in any other town. Ms. Wilson was also concerned that traffic will increase; preventing people from traveling from Sandy Hook to Newtown. She wanted vacant buildings to be filled before adding new construction, and asked if the traffic study was conducted during school break.

Peggy Baiad, 4 Budd Drive, wanted to know who the tenants would be, asking about a Starbucks. Mr. Mulholland told her that the tenants have not been decided. She was also concerned about the potential of a drive thru because of littering, and taking away from other businesses.

Phil Clark, Claris Construction briefly described the plans for the building, including a stone façade and asphalt shingled roof. Mr. Solli responded to Ms. Wilson, explaining the traffic studies were done at different times, both not during a school vacation. Mr. Mulholland also said that the regulation allowing a drive thru was previously approved and is specific to the zone.

With no further comment, Mr. Mitchell made a motion to continue the hearing until the next meeting of October 6th, 2016. Mr. Corigliano seconded and all were in favor.

Executive Session

Mr. Sibley was invited into Executive Session. Mr. Mitchell made a motion to open the session at 8:40pm, Mr. Taylor seconded, and all members were in favor.

Members returned from Executive Session at 9:13. Mr. Mitchell made a motion to approve the CT§ 8-24 referral for the Agricultural Rights Acquisition for #08-01. Mr. Mulholland seconded. All members were in favor.

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No changes were made. Mr. Corigliano made a motion to accept. Mr. Taylor seconded. All were in favor.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Mulholland seconded. The meeting was adjourned at 9:17 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*