



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

October 6, 2016 7:30 P.M.

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

Also Present: George Benson, Director of Land Use

Mr. Mulholland called the meeting to order at 7:34 pm. He asked the Commissioners for their input on a list of 2017 meeting dates. The dates are consistent with the regular theme of first and third Thursdays of each month. Members had no changes to the list and approved the dates.

Public Hearing

Mr. Mulholland opened 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 presented some new information for the Commissioners regarding plantings and small changes to the plans that address the comments made at the last hearing. He revised the plans to include a berm or rolling hill between the front parking spaces and Church Hill to eliminate headlight glare into the roadway. Mr. Mulholland thought low plantings on top of this berm would be more appealing than just grass. Mr. Solli and Mr. Benson will work with DOT to receive approval to plant in the right of way. Ms. Cox wondered if cars could accidentally drive over the berm and crash into traffic on Church Hill Road. Mr. Solli told her that there will be curbing in front of the spaces, and the parking spaces are many feet away from the road.

Mr. Swift was concerned about the visibility of the drive-thru from the road. Mr. Solli explained that the berm, grade difference, and adjoining property's retaining wall will prevent passers-by from staring at the cars exiting the drive up queue. The queue itself will be along the rear of the building. Mr. Meadows asked how much fill was being brought on/off the property. Mr. Clark said about 20 truckloads will be brought to the property, the rest will be cut/fill on site. Mr. Mitchell asked if there were options to jazz up the rear side

of the building so if visible from the highway, it would have some visual impact. Mr. Clark agreed, and will work with the town planner to create some options. There are also many large hardwoods trees on the side of the property towards the interstate.

Mr. Swift questioned the safety for pedestrians in the parking lot, especially near the entrance from Church Hill and drive-thru. Mr. Clark offered to look into textured pavements at the end of the driveway to further warn drivers to stop before re-entering the parking area, and to yield for pedestrians. Ms. Manville hopes the project will work simultaneously with the Edmond Road relocation so that both entrances can be utilized. Ms. Cox did not want another vacant building in town. Mr. Benson feels very comfortable with the timeline for both projects working together.

Mr. Mulholland opened the hearing to the public, but had no participation. With no further comment from Commissioners, Mr. Mitchell moved to close the hearing. Mr. Corigliano seconded, and the hearing was closed at 8:17pm.

Mr. Mitchell presented a motion:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the 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, a 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 10/6/16, is hereby found to be consistent with the Plan of Conservation and Development and the Comprehensive Plan.

BE IT FURTHER RESOLVED that the application shall be approved with the following stipulations:

1. Adding low growth plantings in the State Right of Way to further block headlights and create a barrier, contingent upon DOT approval.
2. Add textured pavement at the stop sign from the drive-thru with pedestrian crosswalk markings.
3. Marking pedestrian crosswalks in the parking lot

BE IT FURTHER RESOLVED that the approval shall become effective October 27, 2016

Mr. Corigliano seconded and the Commission took a vote:

Mr. Mulholland	YES
Mr. Mitchell	YES
Mr. Swift	YES
Mr. Corigliano	YES
Mr. Meadows	YES
Mr. Taylor	YES

All members were in favor.

Mandatory Referral

Mr. Mulholland and Mr. Benson introduced the Rochambeau Woods project for anyone who was not familiar. Members compared the previous approval to the new cluster housing plans. Mr. Mitchell explained that the details of the Conservation Easement are being finalized. Commissioners all agreed that the proposal is a great way to protect the lake, and agreed to recommend approval.

Minutes of September 15, 2016

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

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Mitchell seconded. The meeting was adjourned at 8:39 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*