

Borough of Newtown
Zoning Commission
Newtown, Connecticut

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF
NEWTOWN ZONING COMMISSION**

February 9, 2022, 7:00 pm
Old Court Room, Edmond Town Hall
45 Main Street, Newtown, CT

Commission Members Present: Doug Nelson, David Francis, Rick Davis, Don Mitchell, Margaret Hull, Doug McDonald and Claudia Mitchell

Staff Present: Monte Frank, Borough Counsel, Helen Fahey, Zoning Clerk.

Public: None

The meeting was called to order at 7:03pm.

Public Hearing (continued):

1. Applications of EK Legacy LLC for site development plan, special exception and village district approvals for construction of a 6,500 SF medical office building on property located at 27 Church Hill Road.

Mary Blackburn, professional landscape architect with Solli Engineering, Wayne Fontaine of Fontaine Construction, and Doug MacMillan, architect out of Ridgefield presented revised architectural plans based on the comments from Hugh Sullivan's final report. Mr. MacMillan pointed out the building will appear to be two stories from the street and one story in the back to be in line with what the commission wants. He said the second story is for looks and will not be functional. Some changes were made to the siding, trim, windows and shutters giving the building a colonial look, moving away from the original farmhouse style in order to better relate to the scale of the Borough from the street. Ms. Mitchell asked what size the clapboard siding will be and Ms. Blackburn said 5inch exposure hardy plank.

Ms. Hull asked if the stone base was removed. Mr. MacMillan said yes. Ms. Mitchell questioned what the color of the building will be, Ms. Blackburn said it will be white.

Ms. Mitchell wondered if the front door facing the street will be functional. Ms. Blackburn explained that the door is not to be used. The main door will be the back door which is where the parking lot is located. Mr. MacMillan said the goal is for the building to look like a colonial house that turned into an office.

Ms. Mitchell asked where the two-story facade ends and what it will look like from the side. Mr. MacMillan assured that it will not be a Hollywood front, the two-story facade will go 26ft back and has side gables at 1.5 stories for a gradual change to the back of the building.

Mr. Davis asked what the second story will be used for. Mr. MacMillan said possibly an attic and Ms. Blackburn added that the second story will be an unfinished space.

Ms. Blackburn said that the building and parking were pushed back 13ft, the cut and fill calculations were added to the plans and the wattage was lowered on the lights. She also went before the School Safety Committee and they requested clear site lines onto the property for safety reasons. So, an aluminum 4ft picket fence along the sides and rear of the property were added to the plans as a buffer. Mr. Nelson expressed concerns about the side yard fence being seen from the road. Ms. Blackburn said they can push the fence back to be more in line with the building frontage. There was discussion on if the fence alone met the buffer requirements and if low shrub plantings should be added. Ms. Blackburn suggested adding ground cover instead of low shrubs.

Mr. Nelson asked if there was enough sewer capacity and Ms. Blackburn affirmed. Mr. Nelson also made sure the lighting was addressed based on Mr. Sibley's requirements. Ms. Blackburn assured that the wattage was decreased. Mr. Nelson spoke about changing the bulbs from 4k to 3k. Ms. Blackburn said that could be done.

Ms. Hull asked what size and height the shrubs and trees will be when planted. Ms. Blackburn said the plantings will be around 6-8ft tall, nothing will be under 6ft at the time of planting.

In response to the discussion about the buffer requirements, Mr. Francis thought the fencing is adequate and it is the commission's discretion whether they ask for plantings or not. He pointed out that the school safety committee requested a fence with clear site lines, so ground cover for softening is a good compromise.

The discussion continued on buffer requirements as well as the timing and next steps for the applications.

With no further comments, Mr. Nelson declared the public hearing closed.

Mr. McDonald made a motion to adjourn. Ms. Hull seconded and the meeting of February 9th, 2022 was adjourned.

Respectfully submitted,
Helen Fahey, Clerk