



**TOWN OF NEWTOWN**

**CONSERVATION COMMISSION  
SPECIAL MEETING**

August 4, 2020 @ 7:00 pm

**Zoom Meeting Information**

**Website:** <https://us02web.zoom.us/j/kesoSZeXpJ>

**Call-in Number:** 1 646-558-8656

**Meeting ID:** 896 0349 8018

**Passcode:** 087804

I. Approval of Minutes for February 25, 2020

II. Discussion and Action Items

Application 20.05 by GRC Construction for a 4-lot Conservation Subdivision

III. Adjournment

3 PRIMROSE STREET  
NEWTOWN, CT 06470  
TEL. (203) 270-4276



**TOWN OF NEWTOWN**  
PLANNING AND ZONING COMMISSION

DATE: July 21, 2020

TO: Holly Kocet, Chairman  
Conservation Commission

FROM: Christine O'Neill, Clerk  
Planning and Zoning Commission

RE: **Application 20.05 by GRC Construction**, for a 4-lot Conservation Subdivision of a property located at 11 (formerly 13) Old Hawleyville Road, as shown on a set of plans titled, "Compilation Plan Prepared For GRC Construction, LLC, 13 Old Hawleyville Road, Newtown, Connecticut" dated 7/8/20 and supporting documents submitted to the Land Use Agency 7/21/20.

Conservation Commission:

Please review the attached application for a 4-lot Conservation Subdivision for a property located at 11 (formerly 13) Old Hawleyville Road. They have offered 10.106 acres of conservation area.

Please submit your recommendation to the Land Use Agency before the hearing date of 8/6/20.

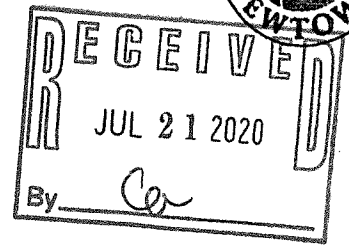
Thank you,

Christine O'Neill  
*Planning and Zoning Commission Clerk*

TOWN OF NEWTOWN LAND USE AGENCY  
APPLICATION FOR PLANNING & ZONING



- |   |   |
|---|---|
| <input type="checkbox"/> Special Exception              | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Special Exception Use          | <input type="checkbox"/> Re-Subdivision         |
| <input type="checkbox"/> Amendment to Special Exception | <input type="checkbox"/> Zone Change            |
| <input type="checkbox"/> Site Development Plan          | <input type="checkbox"/> Text Amendment         |



**APPLICANT**

Name: GRC Construction LLC  
Mailing address: 49 Marlin Road Sandy Hook CT 06482  
Email address: gcarnrick@yahoo.com  
Phone numbers: Cell 203 9485301 Business \_\_\_\_\_

Agents, Corporation, or Officers of Corporation authorized to act on this application (Authorization letter of approval must be attached): \_\_\_\_\_

**PROPERTY (if applicable)**

Property address: 11 Old Hawleyville Road Newtown CT 06470  
Parcel(s) location on Assessor's: Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Property Unique ID number \_\_\_\_\_  
Property owner (leave blank if same as applicant): \_\_\_\_\_  
Persons having 10% or larger interest (if applicable): \_\_\_\_\_

Names and addresses of mortgagees and other persons claiming interest in the parcel: \_\_\_\_\_

- Is the property within 500 feet of an adjoining municipality? ☐ Yes ☒ No  
Is the property within the Aquifer Protection District or a public watershed area? ☐ Yes ☒ No  
Is the property within Newtown Sewer District? ☐ Yes ☒ No  
Is the property within a Special District (Article VI of the Zoning Regulations)? ☐ Yes ☒ No

**DESCRIPTION**

Briefly describe the proposed use for which the application is filed: \_\_\_\_\_

Residential single family

List the sections of the Zoning Regulations that permit the proposed use: \_\_\_\_\_

**SUBDIVISION OR RE-SUBDIVISION (if applicable)**

- ☒ Open Space Conservation:    ☒ Subdivision ☐ Re-Subdivision  
or  
☐ Conventional:                      ☐ Subdivision ☐ Re-Subdivision

1. Certifying Professional Engineer: \_\_\_\_\_
2. Land Surveyor: Brautigan Land Surveyors
3. Proposed total number of lots: 4
4. Number of feet of new road construction: N/A
5. Property size: 14.605 Acres
6. ~~Open Space~~:    ☐ Size required \_\_\_\_\_ Size offered 10.106 Acres of conservation area offered  
or  
                          ☐ Fee in lieu of amount \_\_\_\_\_

*As per § 3.03.700-707 of the Subdivision Regulations, you must include an Archaeological Assessment Study with your application; please refer to the above-mentioned sections of the Subdivision Regulations for details.*

**ZONE CHANGE (if applicable)**

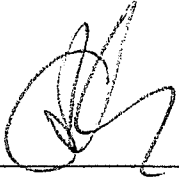
1. Provide dates and description of any previous change, special exceptions and/or variances requested for the same property or portion of thereof.
2. Provide four maps in suitable scale (1" = 40') or less showing:
  - a. Property boundaries in metes and bounds
  - b. Area of property
  - c. Current zone boundaries on property
  - d. Current areas and percentages of property in different zone.
  - e. Proposed zone boundaries on property
  - f. Area and percentage of property in proposes zone(s)
  - g. Current land uses of property.
3. Provide four maps of area of zone change with all other properties within 500' radius (1"=100') showing:
  - a. Current zoning of all property
  - b. All other property within 500' radius owned by applicant
  - c. All properties that will become non-conforming uses as a result of requested change

When in the opinion of the Planning and Zoning Commission, a proposed zone change will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.



**Before submitting your application, please consult the Land Use Agency  
to determine how many copies of each document are needed.**

**Please see the Zoning Regulations regarding abutter notice instructions.**



Applicant or Authorized Agent Signature

Greg Carnick

Print Name

49 Marlin Road

Sandy Hook CT 06470

Address

7/21/2020

Date

Office Use Only

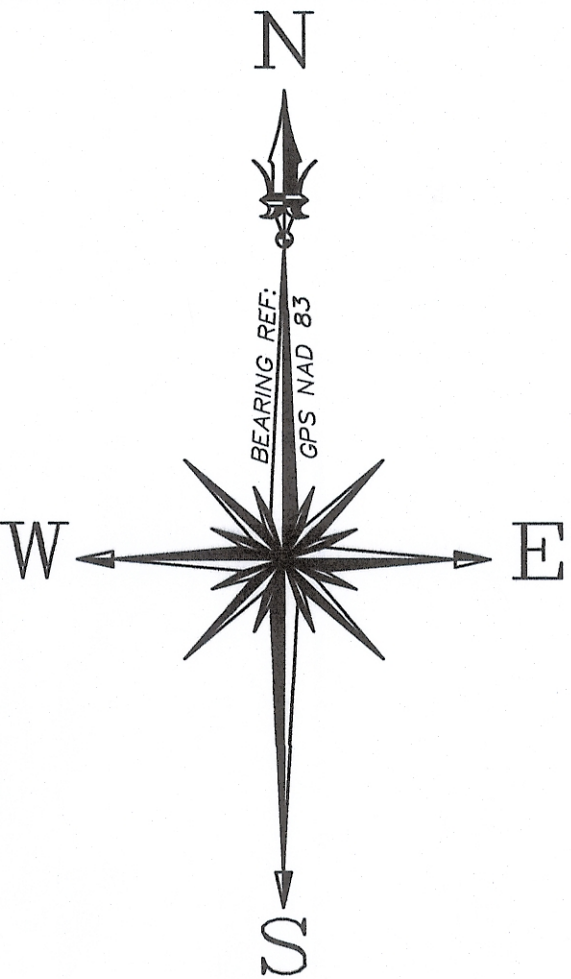
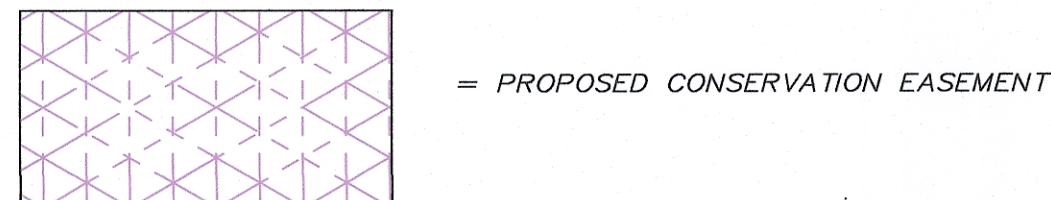
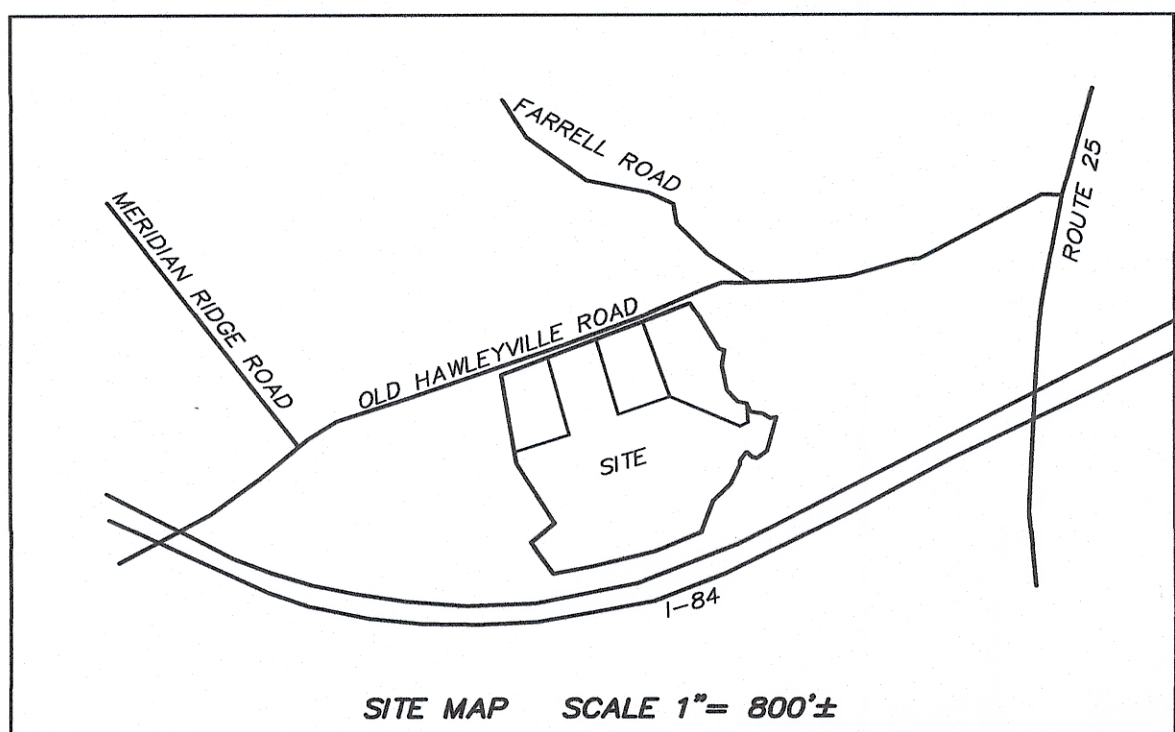
Received by \_\_\_\_\_

Application # \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_





**NOTES:**

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. 9/26/96. IT IS A COMPILED PLAN BASED ON A RESURVEY CONFORMING TO CLASS "D" ACCURACY AND IS INTENDED TO BE USED FOR SITE DEVELOPMENT PURPOSES.

PROPERTY IS DEPICTED AS LOT 5-6 IN THE ASSESSORS OFFICE.

PROPERTY IS LOCATED IN "R-1" ZONE.

ZONE AND SETBACKS ARE SUBJECT TO THE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER.

REFER TO MAP Nos. 71, 2814, 3598, 3859, 4453, 4474, 4496 & 7596 ON FILE IN THE TOWN CLERKS OFFICE.

REFER TO "CONNECTICUT STATE HIGHWAY DEPARTMENT" RIGHT OF WAY MAP, TOWN OF NEWTOWN, HAWLEYVILLE ROAD, PROJECT NUMBER 96-06 SHEET 1 OF 3 & 2 OF 3. SURVEYED BY V. LARSON, 4-1963.

REFER TO "MAP OLD HAWLEYVILLE ROAD NEWTOWN, CONNECTICUT PREPARED FOR BERNARD MENDIK, PREPARED BY KASPER-RYAN ASSOCIATES, SCALE 1"=40' DATED 6/25/80.

VERTICAL AND HORIZONTAL DATUMS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83 / NAD 83) AND WERE ESTABLISHED USING SURVEY GRADE GPS EQUIPMENT AND UTILIZING THE ACORN NETWORK. GPS POINTS WERE SET BY THE STUART SOMERS COMPANY ON JAN. 21 2019.

WETLANDS WERE DELINEATED BY JMM WETLAND CONSULTING SERVICES ON 1/9/2019 AND FIELD LOCATED BY THIS OFFICE ON 1/10/2019.

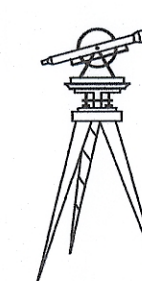
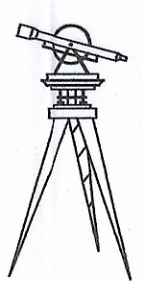
PROPERTY LIES IN FEMA FLOOD HAZARD ZONE AE AS DEPICTED ON FIRM COMMUNITY PANEL NUMBER 0900100165F, EFFECTIVE JUNE 16, 2010.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.

DISTANCES DEPICTED +/- FROM BUILDINGS TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, RENDERS ANY DECLARATION NOTED HEREON NULL AND VOID.

**BRAUTIGAM LAND SURVEYORS, P.C.**

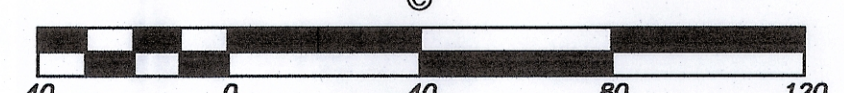
90 South Main Street  
Newtown, Connecticut 06470  
Telephone (203) 270-7810  
Facsimile (203) 270-8392  
E-mail Surveyor@BrautigamLand.com

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

**PRELIMINARY**

PAUL A. BRAUTIGAM CT. LIC. No. 15166

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

JOB No. 5919001-01	SCALE: 1"= 40'	DRAWN BY: SRM	No.	DATE	REVISIONS
FIELD NOTES: 251/136	DATE: 7/8/2020	CHECKED BY: PAB			
					
5918101-01 SITE PLAN 40scale					

COMPILED PLAN  
PREPARED FOR  
**GRC CONSTRUCTION, LLC**  
13 OLD HAWLEYVILLE ROAD  
NEWTOWN, CONNECTICUT

**PRELIMINARY**

**LOT 1**  
45,812± S.F. TOTAL  
1.047± ACRES  
36,384±S.F. = 0.835± AC UPLAND ABOVE 100 YR FLOOD

**LOT 2**  
424,886± S.F. TOTAL  
9.755± ACRES  
102,789±S.F. = 2.3597± ACRES ABOVE 100 YR FLOOD  
8,992± ACRES CONSERVATION EASEMENT

**LOT 3**  
45,708± S.F. TOTAL  
1.049± ACRES  
35,136±S.F. = 0.807± AC UPLAND ABOVE 100 YR FLOOD  
0.303± ACRES CONSERVATION EASEMENT

**LOT 4**  
116,312± S.F. TOTAL  
2.670± ACRES  
44,162±S.F. UPLAND  
0.811± ACRES CONSERVATION EASEMENT

10.106± ACRES TOTAL CONSERVATION EASEMENT PROPOSED.

**STREET LINE**

ROAD TAKING  
3,870±S.F.  
0.084± ACRES

TOTAL  
**AREA:**  
**636,188± S.F.**  
**14.605± ACRES**