



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES
Regular Meeting
Council Chambers, 3 Primrose Street
July 20, 2017, 7:30 P.M.

Present: Mr. Mulholland, Mr. Mitchell, Mr. Swift, Mr. Corigliano, Ms. Manville, Mr. Taylor

Also Present: George Benson, Deputy Director of Planning, Pat Llodra, First Selectman, Fred Hurley, Director of DPW, and members of the CCSCDTAC

Mr. Mulholland opened the meeting at 7:35 PM.

Ms. Llodra made a request to adjust the order of the agenda. Mr. Swift made a motion to hold the agenda as follows:

1. Borough Referrals
2. Community and Senior Center Public Hearing
3. Turkey Ridge Public Hearing
4. Remaining agenda items

Ms. Manville seconded and the agenda order was adjusted.

Mandatory Referral

Bill Donahue of Teton Capital Company, LLC, gave a presentation of the proposal for 37 Church Hill Road. Mr. Donahue showed Commissioners an assisted living facility that will house approximately 72 people. There will be activities and services in the mostly single story multi-building complex. Mr. Donahue showed renderings that are residential in character, with the office area looking like a farmhouse. Parking is sufficient for the expected employees and visitors with the estimation that most of the residents will not drive. Mr. Mulholland reminded the Commission and applicant that the PZ Commission serves as the planning function to the Borough Zoning Commission which will hold the public hearing on August 9, 2017 at the Edmond Town Hall. Members had no opposition to the application and agreed to send a letter of approval to the Borough.

Public Hearing

Application 17.09 by **Town of Newtown** for a Community Center and Senior Center for a Site Development Plan located at 8 Simpson Street with necessary parking and site improvements as shown on a set of plans titled "Proposed Newtown Community Center, Newtown, CT, Prepared for the Town of Newtown" dated June 14, 2017 last revised July 3, 2017.

Rusty Malik of Quisenberry Arcari Architects presented the floorplan and layout of the Community and Senior Center to the Commissioners. There are multipurpose rooms, health and wellness rooms and kitchen/café spaces for both areas. There will be a six lane lap pool and a zero-entry pool. Mr. Malik showed storage areas in the rooms. Mr. Mulholland asked why there wasn't a basement or attic for general storage. Mr. Malik explained that a basement would be challenging due to the water table. Mr. Hurley agreed and asked the Commission to move away from the idea of a basement for the building. Mr. Malik showed the patio spaces for both the CC and SC. He then discussed the design and showed elevations. Mr. Mulholland asked the design

team to consider other materials for the large white areas towards the front roof line, saying that it looked too stark white for the campus. He also asked for parking plans and lighting plans in detail. Mr. Benson explained that the parking is adequate for the site and that Fairfield Hills Regulations encourage shared parking.

Mr. Mulholland opened the hearing to the public.

Kinga Walsh, 21 Horseshoe Ridge Road, commended the PZ for their time to hear the presentation and said she felt confident that the design of the building will fit in to the FFH campus.

LeReine Frampton, 6 Pebble Road, clarified earlier questions about the need for two art rooms on the SC side. She said one is for knitting and dry crafts while the other is for painting and pottery.

Carla Kron, 4 Clapboard Ridge Road, stated her confidence in the design team and was excited to see the project move forward.

Mr. Swift asked Mr. Malik to clarify the salvage items that may be used for the project. Mr. Malik said that there are some usable pieces from demolished buildings that can be used on site. His team will need to inspect those pieces before determining their compatibility.

Amy Mangold, Director of Parks and Rec, hoped for support to move forward and create a hub for townspeople to enjoy.

Andy Clure, 24 Winton Farm Road, explained the depth of Commissions involved in the process and thanked PZ for their time.

The hearing was closed and Mr. Mitchell made the following motion:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that Application 17.09 by **Town of Newtown for a Community Center and Senior Center** for a Site Development Plan located at 8 Simpson Street with necessary parking and site improvements as shown on a set of plans titled "Proposed Newtown Community Center, Newtown, CT, Prepared for the Town of Newtown" dated June 14, 2017 las revised July 3, 2017 is hereby found 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. Conditional on the Town Engineer's approval of all requested changes mentioned in his report dated 7/14/17
2. Lighting to be added to the Senior Center patio and appropriate building lights at entrance and exit ways.

BE IT FURTHER RESOLVED by that the Planning and Zoning Commission that the application by the Town of Newtown Board of Selectmen to modify the Fairfield Hills Master Plan in accordance with Section 6.03.230 of the Town of Newtown zoning regulations

SHALL BE APPROVED and modified as follows as indicated on a certain map entitled "*Fairfield Hills-Master Plan*" dated April 2007, and the Fairfield Hills Master Plan update, May 2013.

1. That the Town of Newtown will construct a Community Center at the location of the former Canaan House as designated on the Fairfield Hills Master Plan Map dated, April 2, 2015.

BE IT FURTHER RESOLVED that the approval shall become effective August 14, 2017 pending publication in the Newtown Bee

Mr. Corigliano seconded and the motion was approved unanimously.

The Commission took a five minute recess and reconvened at 9:03PM.

Application 17.04 by **Bridgeport Roman Catholic Diocesan Corp** for an 11 lot Open Space Conservation Subdivision and necessary site improvements located at 96 Toddy Hill Road, as shown on certain maps titled "Turkey Ridge, Newtown, Connecticut, Toddy Hill Road and Turkey Roost Road, an Open Space Conservation Subdivision", dated 2/1/17 last revised 5/27/17".
(Continued from June 1 and July 6)

Larry Edwards, J. Edwards Associates, began by addressing comments he submitted in a document received July 17, 2017. This document was a response to the letter received at the July 6, 2017 meeting from Steve Trinkaus. It is Mr. Edward's opinion that his proposal, with the latest revisions, is compliant with the Zoning Regulations, Open Space Conservation Regulations, and Stormwater Management. He reviewed some of the stormwater management techniques with the Commissioners. Mr. Benson reminded the Commission that a lot of what is mentioned in Mr. Trinkaus's report are things that are monitored by the Land Use Agency and Town Engineer once the building permit comes through. Mr. Mulholland asked Mr. Trinkaus if he wanted to make any comments.

Steve Trinkaus, Trinkaus Engineering, LLC, asked the Commission to consider extending the hearing to the next meeting to allow him to fully review the report and provide written response. Mr. Mulholland did not think it would be necessary and asked him to summarize. Mr. Trinkaus disagreed with the methods that Mr. Edwards shows in his application and gave many reasons as to why he believed those systems would fail. He believed a depression hole would be more appropriate than a riprap berm to a forebay. Mr. Trinkaus said that his professional opinion would be to construct a small road to serve less houses and utilize the middle section of the lot, mentioning impervious substances.

Brian and Christie Curreri, 109 Toddy Hill Road, agreed with Mr. Trinkaus, asking for a road and less houses.

Madeline Cady, 30 Turkey Hill Terrace asked what recourse she would have in the case of flooding. Mr. Benson explained that the Town would be responsible for roadwork and drainage in a flooding event. However, over land flooding is a different issue. Mr. Benson felt comfortable that the proposed systems will work appropriately for the lots.

Denise David, 32 Clearview Drive, said there are many issues with trees falling onto her property. Mr. Mulholland agreed that there is an Ash Borer issue all over the state and did notice Clearview Drive having deadened trees. She was concerned about the wildlife in the area. Mr. Benson explained that the OSCI is the best way to preserve wildlife by leaving so much of the land unused.

Cindy Hughes, 119 Toddy Hill Road, thought that the proposed homes would be oversized for the neighborhood and did not want to see more traffic on Toddy Hill Road, explaining her aversion for the road traffic anyways.

John Ross, 121 Toddy Hill Road agreed that the area is very dangerous due to speeding. He thinks that the project will negatively affect Kaechele Drive and Turkey Roost Terrace.

Mr. Edwards gave a rebuttal to Mr. Trinkaus's response that he does not agree with discharging to one spot. He believes that having small raingardens on the properties would control the runoff appropriately. He also agreed with Mr. Benson that this proposal is the best use for the lot because it protects wildlife and has less impervious surface than if a road were to be constructed. Mr. Benson explained to Commissioners that this is a case of two qualified professionals who have different opinions on how to develop the land and design the stormwater system. He was confident that Mr. Edward's proposal was sufficient.

Mr. Mitchell made a motion to close the hearing. Mr. Taylor seconded and the hearing was closed at 10:10 PM.

Mr. Mulholland referenced a letter from the Conservation Commission dated July 17, 2017. They discussed the requests to clean up debris, clear up the open space parking area and mitigate invasive species. Mr. Edwards said that is typical of the developer to clean up the property.

Mr. Mitchell made the following motion:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that the Application 17.04 by Bridgeport Roman Catholic Diocesan Corp for an 11 lot Open Space Conservation Subdivision and necessary site improvements located at 96 Toddy Hill Road, as shown on certain maps titled "Turkey Ridge, Newtown, Connecticut, Toddy Hill Road and Turkey Roost Road, an Open Space Conservation Subdivision", dated 2/1/17 last revised 5/25/17 is hereby found consistent with the Plan of Conservation and Development and the Comprehensive Plan.

BE IT FURTHER RESOLVED that the approval shall become effective August 14, 2017 pending publication in the Newtown Bee

Mr. Taylor seconded and the motion was approved unanimously.

Mandatory Referrals (Continued)

Town of Monroe RAA 2017-07 File #990 Easement/Right of Way Setbacks and Town of Monroe RAA 2017-08 File #991E Certificate of Zoning Compliance Timing were discussed and it was determined that both of the text amendments would have no impact on Newtown. Mr. Mulholland will send a letter to Monroe PZ.

Other

Mr. Swift mentioned his discomfort over the approval of RSD Newtown given the traffic issues of pulling out from Saw Mill Road onto Routes 25/6. He said that the view is very restricted. Mr. Benson said that he would speak with Fred Hurley and make sure that the issue is looked at properly. Mr. Benson also mentioned a nearby property that may receive an application in the next few years, which would cause them to look at the whole intersection on a larger scale.

Minutes

Mr. Mitchell entertained a motion to add "Mr. Corigliano made a motion to continue Application 17.04 to the next meeting of July 20, 2017 at 7:30 PM in the Council Chambers. Seconded by Mr. Swift and unanimously approved". Mr. Corigliano seconded. The Minutes of July 6, 2017 were approved with the one change.

Adjournment

Mr. Mulholland made a motion to adjourn. Mr. Corigliano seconded. The meeting was adjourned at 10:35 pm.

*Respectfully submitted,
Georgia Contois, Clerk*