



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

Present: Mr. Mulholland, Mr. Mitchell, Mr. Meadows, Ms. Manville, Mr. Taylor

Also Present: George Benson, Director of Planning

Mr. Mulholland opened the meeting at 7:35 PM

Mr. Meadows, Ms. Manville and Mr. Taylor are all seated as voting members for the meeting.

Discussion and Possible Action Items

Conservation Easement and Amended Site Plan for Special Exception #16.10, 73-75 Church Hill Road to satisfy the requirements of the Army Corps of Engineers

Mr. Benson introduced the changes for the project as a two part deal. He said that the Conservation Easement was a requirement of the Army Corps of Engineers who became involved in the project due to the extensive work with Tom Brook. Mr. Benson said that the Easement will give the town slightly more control over the area than regular wetlands regulations would. It would not change any of the plantings and landscape that were originally presented. The second part of the discussion are site adjustments which include moving the building approximately 5 feet to the west and increasing the size for tenant fit out from 11,900+ sq. ft. to 12,100+ sq. ft. There will also be two less parking spaces, but Mr. Benson explained that it will still exceed the requirements. The Commissioners discussed various aspects of the original approval, which Mr. Benson assured that the conditions and landscaping would not be changed. Mr. Taylor asked if the project was contingent on the roadwork for Edmond Road. Phil Clark, 7 Currituck Road, Claris Construction explained that the full building cannot be used until the roadwork is completed and the parking lot can be finished. Mr. Benson also said that the roadwork is expected to begin in 2018.

Mr. Mitchell made a motion:

BE IT RESOLVED that the Planning and Zoning Commission accept the conservation easement as designated on the plan entitled "Easement Map Showing Proposed Conservation Easement on 73&75 Church Hill Road, Newtown, Connecticut" dated 6/7/17. The Conservation Easement is a requirement of the Army Corps of Engineers Permit to construct the Special Exception #16.10 previously approved by the Planning and Zoning Commission on October 6, 2016, and minor site adjustments as shown on plans entitled "Proposed Development 73-75 Church Hill Road, Newtown, Connecticut" dated August 15, 2016. BE IT FURTHER RESOLVED that the approval become effective immediately.

Ms. Manville seconded. The Easement and modified site plan were unanimously approved.

Other

Mr. Mulholland requested that the Commission get into detail with the POCD during the fall. He also mentioned a phone call from a resident about signage and florescent lights at Pizza Palace and requested that a Zoning Enforcement Officer inspect the area. Mr. Taylor noticed the difference

between Newtown and other towns with less stringent signage regulations. He explained that he does not wish to discourage business in town in any way, but appreciates the clean look versus the cluttered look of many neighboring towns.

Minutes

Mr. Mulholland mentioned the basement storage at the CC/SC which the Bob Mitchell (of PB+S) said they are reviewing. Mr. Mulholland mentioned meeting with the clerk to review certain areas of the minutes. No action was taken.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Mitchell seconded and the meeting was adjourned at 7:55 PM

*Respectfully submitted,
Georgia Contois, Clerk*