



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES

REGULAR MEETING
Council Chambers, 3 Primrose Street
May 3, 2018, 7:30 P.M.

Present: Donald Mitchell, James Swift, Barbara Manville, Corinne Cox, Benjamin Toby, David Rosen, Roy Meadows

Also Present: Rob Sibley, Deputy Director of Land Use, Georgia Contois, Clerk

Mr. Mitchell opened the meeting at 7:31 PM.

Discussion and Possible Action

Application 18.05 by Dauti Construction, LLC, for a modification to the Site Development Plan for 95-99 Church Hill Road, Edona Commons, originally approved 6/19/2011, as shown on a set of plans titled "As-Built Plan, Sheet 2 of 6, Project#050-2005, Prepared for Dauti Construction, LLC 95-99 Church Hill Road, Newtown, Connecticut" dated 4/3/18.

Agent Steve Trinkaus came forward on behalf of the application. He explained that the previously approved project is almost finalized with the exception or modification of a handful of details as detailed in the application. These items include landscaping, sidewalks, emergency access materials/grade, and safety buffers. Mr. Trinkaus also addressed Mr. Bolmer and Mr. Sibley's comments.

Commissioners requested information from the Fire Marshal regarding the change of grade and material which has already been installed and used. They noted that a 19% grade is very steep and could create issues. They asked for a revised planting plan showing the reduced plantings and trees. Mr. Trinkaus had explained that there was a desire to have more open greenspace.

A discussion was held about the sidewalks which were requested to be excluded on the modification application. Commissioners required a sidewalk and eventually came to an agreement for a concrete sidewalk in the originally approved location. There were no public wishing to speak.

Ms. Manville made a motion to continue the hearing to May 17, 2018 in Council Chambers at 7:30 PM. Ms. Cox seconded and all were in favor.

Application 18.07 by the Town of Newtown for a Text Amendment to the Town of Newtown Zoning Regulations, Article I Section II - Interpretations and Definitions, to "Brew Pub" and "Distillery", as shown in a document from the Planning Department from the Town of Newtown dated 4/12/18.

Mr. Sibley presented a memo showing additional text to definitions that were added a few months prior.

"Brew Pubs" and "Distilleries" are not required to have kitchens and serve food, although favorable.

Commissioners discussed the trend of including Food Trucks to these facilities to offer a variety of consumables. They also talked about garbage, hours of operations, locations and potential for expansion of the food truck use. Mr. Sibley explained that "Brew Pubs" and "Distilleries" are Special Exception applications in the Industrial, Business, Sandy Hook, and Hawleyville Zones, so those concerns could be addressed as stipulations. In the Fairfield Hills Adaptive Reuse Zone, they are allowed as permitted uses, so the limitation might be less. They wanted more clarification of the use as a Special Exception, so Mr. Mitchell suggested adding language to the amendment requiring it to be approved as "an accessory use to a Special Exception".

The hearing was opened to the public.

Frank Lockwood, Reverie Brewing, added some perspective from his experiences at breweries. He said typically a kitchen or restaurant would not be installed due to overhead and further regulating. Food Trucks are a great way to bring in business and change up the experience. Typically, he noticed they close at the same time as the establishment which normally is 9 PM.

There was no other public to speak on the application.

Mr. Swift made a motion to close the hearing. Ms. Manville seconded and the motion carried.

Mr. Mitchell made a motion to approve the text amendments with the modified language. Mr. Swift seconded. The Commissioners took a vote:

Mr. Mitchell... Aye Ms. Manville... Aye

Mr. Swift... Aye Ms. Cox... Aye

Mr. Mulholland...NAY

The motion was approved.

Application 18.06 by Reverie Brewing Company, LLC, for a Special Exception Use Application for a property located at 57B Church Hill Road, per the Town of Newtown Zoning Regulations 11.01.660, as shown in application documents submitted to the Land Use Agency on April 10, 2018.

Ryan Broderick and Frank Lockwood of Reverie Brewing Company, LLC, came forward as applicants. They gave a presentation of their background and goals for this craft brewery. The site they are proposing to repurpose is an existing commercial lot and garage. The space will be built out with large doors and windows. Minimal site improvements are necessary other than the interior work. Rob Manna, LRM, is the owner of the property. He explained the existing site and desire to fill it with something to benefit the Town. Lighting changes were submitted for the record and parking plans were shown. Commissioners expressed concern over the lack of on-site parking. 19 spaces meets the requirement for the amount of seats, and the applicant provided an agreement with the hardware store next-door. However, Commissioners said that walking down the driveway at night to Church Hill Road to access that parking was not favorable. They asked the applicant to come up with more options. Mr. Toby asked about wastewater and supply. Mr. Sibley said that would be an issue of the Water Sewer Authority. Commissioners also asked about signage, which had not been finalized. An easement currently provides access to the lot, and a discussion regarding a road-sign has not happened yet. There will also be some directional signage throughout the parking area. There were no members of the public to speak.

Mr. Swift made a motion to continue the hearing to May 17, 2018 Council Chambers, 7:30PM. Mr. Mulholland seconded. All were in favor.

Minutes

Ms. Cox made a motion to accept the minutes of April 26, 2018. Ms. Manville seconded. The minutes were approved.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Swift seconded. All members were in favor and the meeting was adjourned at 9:44 PM.

*Respectfully submitted,
Georgia Contois, Clerk*