



**TOWN OF NEWTOWN**  
PLANNING & ZONING COMMISSION

MINUTES  
REGULAR MEETING  
Council Chambers  
3 Primrose Street  
Newtown, CT 06470  
March 7, 2019 at 7:30 p.m.

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

**Absent:** Donald Mitchell

**Also Present:** Rob Sibley, Deputy Director of Planning and Land Use and Christine O’Neill, Clerk

Mr. Swift called the meeting to order at 7:35 p.m. Mr. Swift made a motion to hear Application 19.01 first. Miss Cox seconded and all were in favor.

**Public Hearing**

**Application 19.01 by Michael Burton**, for a two-lot Subdivision of a property located at 77 Bennetts Bridge Road, as shown in a set of plans titled, “Subdivision Plan, Parcel A, prepared for Michael Burton, 77 Bennetts Bridge Road, Newtown, Connecticut” dated January 18, 2019, and supporting documents dated December 21, 2015 and additional supporting documents received February 26, 2019.

Michael Burton of 107 Church Hill Road in Sandy Hook presented the application. At the Planning and Zoning Commission meeting of February 7<sup>th</sup>, the Commission asked Mr. Burton to address four items:

1. A stake out of the lot
2. A letter from the Board of Selectmen stating the portion of road in question has been accepted as a Town Road
3. A Conservation Commission recommendation regarding the proposed Open Space
4. An archaeological report

Mr. Burton noted that the house, driveway, and property lines were staked out three to four days after the initial hearing. Mr. Swift requested to see documentation of items 2, 3, and 4, which were submitted to the Land Use Agency on March 7<sup>th</sup>, February 27<sup>th</sup>, and February 26<sup>th</sup>, respectively. Mr. Swift confirmed with Mr. Sibley that the documentation provided was sufficient to establish Lakeview Terrace as a Town Road. Miss Cox wondered if any neighbors still had concerns about the placement of the driveway, at which point Mr. Swift invited public comment.

Charles Zukowski of 4 Cornfield Ridge Road, Newtown, Connecticut asked how this Open Space connects with other Open Space, and inquired as to the long-term plan for Open Space. Mr. Swift deferred to Mr. Sibley to answer that question. Mr. Sibley explained that when the Conservation Commission recommended accepting the offered Open Space parcel for this Subdivision, it was to become part of the “Laurel Trail” patchwork of Open Space which would connect over time. This parcel is similar to others in that neighborhood since a lot of parcels are undersized in the Lakeview Terrace area down to Cedarhurst. The long-term goal is to protect areas with steep slopes and thin soil layers.

David Wheeler of 10 Lakeview Terrace, Newtown, Connecticut was seeking a better sense, considering all the snow, of where things are. He asked where driveway would come up in relation to the existing storm drains. Mr. Burton explained that it would be in the center of the storm drains and that there was a paint mark on the curb. Mr. Burton further demonstrated where the catch basins are on the map, in relation to the driveway, and Mr. Wheeler was satisfied.

Mr. Meadows made a motion to close the public hearing. Miss Cox seconded, all were in favor, and the public hearing was closed at 7:43 p.m.

It was established that David Rosen would sit in for Don Mitchell as the voting member tonight.

Mr. Sibley requested as a condition of approval that Town-approved Open Space markers be used, and marked prior to a building permit being issued. Another condition was that lot pins be set. Mr. Swift confirmed with the Commission that they would adhere to the Conservation Commission's recommendation to accept the proposed Open Space.

Miss Manville read the resolution into the record:

*BE IT RESOLVED that **Application 19.01 by Michael Burton**, for a two-lot Subdivision of a property located at 77 Bennetts Bridge Road, as shown in a set of plans titled, "Subdivision Plan, Parcel A, prepared for Michael Burton, 77 Bennetts Bridge Road, Newtown, Connecticut" dated January 18, 2019, and supporting documents dated December 21, 2015 and additional supporting documents received February 26, 2019 SHALL BE APPROVED WITH THE FOLLOWING CONDITIONS:*

- 1. That the Open Space markers match the Town-approved Open Space markers, and*
- 2. That the lot pins be set.*

*BE IT FURTHER RESOLVED that the application shall become effective March 30, 2019.*

Mr. Swift made a motion to approve with the aforesaid conditions Application 19.01. Miss Manville seconded. The Commissioners voted as follows:

James Swift – AYE  
Barbara Manville – AYE  
Corinne Cox – AYE  
Roy Meadows – AYE  
David Rosen – AYE

The motion to approve with conditions Application 19.01 passed.

### **Director's Report**

As there was no new business and no Chairman's Report, Mr. Swift invited Mr. Sibley to give his Director's Report. Director's Report. Mr. Sibley announced that there were two new text amendments being proposed in the Town of Monroe. One was in regards adopting the State definition of a public utility as their municipality's definition, and the other was in regards to the ability to send referrals to their Conservation Commission. The Commission had no comment.

**Acceptance of Minutes**

Mr. Swift made a motion to approve the minutes from February 7, 2019. Miss Cox seconded. All members were in favor and the minutes were approved.

**Adjournment**

Mr. Rosen made a motion to adjourn. Miss Manville seconded. All members were in favor and the meeting was adjourned at 7:52 p.m.

*Respectfully submitted,  
Christine O'Neill, clerk*