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TOWN OF NEWTOWN
PLANNING AND ZONING

MINUTES
REGULAR MEETING
Thursday July 19, 2018 at 7:30 PM
Council Chambers, 3 Primrose Street

These minutes are subject to approval by the Planning and Zoning Commission.

Present: Donald Mitchell, James Swift, Barbara Manville, Robert Mulholland, David Rosen, Roy Meadows, Benjamin Toby

Also Present: George Benson, Director of Planning, Georgia Contois, Clerk

The meeting was opened at 7:35 PM

Mr. Mitchell made an announcement that the applicant for application #18.16 by 13 Hawleyville Road LLC requested that the hearing be tabled until the next meeting. Mr. Swift made a motion to table the public hearing for application #18.16 until August 2, 2018, at 7:30 PM in Council Chambers. Mr. Mulholland seconded, and the motion was unanimous.

Due to the public turnout to hear application #18.17, Mr. Mitchell asked for a motion to amend the agenda order. Mr. Swift so moved. Mr. Mitchell seconded and the motion was approved.

Public Hearings:

Application 18.17 by Starhawk Properties LLC, for a Zone Change for a property located at 7 Taunton Lane from R-1 to B-2 as shown in an application submitted to the Land Use Agency on June 19, 2018, and shown on a set of plans titled “Zone Change for 117 Mount Pleasant Road, Prepared for Starhawk Properties, LLC, 117 Mount Pleasant Road, Newtown, Connecticut” dated May 14, 2018.

Agent for the application Ward Mazzucco of Chipman, Mazzucco, Land and Pennarola, LLC came forward to present. He showed Commissioners the existing site on 7 Taunton Lane as well as the property 117 Mount Pleasant which is owned by Starhawk Properties, LLC. The two properties share a property line. The current site at 117 Mount Pleasant is undersized for a growing business so his client was looking to acquire more property to create a larger building. The estate of 7 Taunton Lane is willing to sell 5.36 acres to Starhawk Properties, LLC to create a larger parcel where they would be able to construct. Due to the dense landscaping and slope, the applicants did not believe that what could be constructed would be extremely visible to the neighborhood. Mr. Mazzucco noted that the estate property is split by the zoning districts of R-1 and R-2, and the properties in the area on Mount Pleasant are all B-2. He was joined by Alan Shepard of Nowakowski, O’Bymachow and Kane Surveyors. Mr. Shepard explained the limitations of construction areas due to wetlands and slopes. He said there was one good area for construction including a spot for a driveway. The hearing was opened to the public.

Kerri Glassman, 3 Taunton Lane, said that she would have a direct view from her backyard. She thought the approval of the zone change and potential construction would devalue her home and decrease safety for her children.

Peter Paulos, 38 Taunton Lane, stated that he owns a large horse farm property down the road and has worked very hard to make it nice and compatible to a residential neighborhood. He thought future construction would be visible as the back yard of 7 Taunton Lane is open and has vast wetlands. George Elkins, 20 Taunton Lane, understands the need to coordinate development but believed this project would be a piecemeal change and unreasonable.

Janet McKeown, 10 Hillcrest Drive, said that her neighborhood has changed dramatically due to development and she did not want to see another area affected. Ms. McKeown said there is a traffic situation in the area of exit 9 already and with existing projects it will continue to get worse.

Dr. Richard Mitchell, 11A Taunton Lane and of Fairfield Equine Associates, thought this zone change application would set precedence if approved. He agreed that a building would be visible.

Mr. Hickock of 14 Whippoorwhil Hill said there are so many applications for the area of exit 9 that he cannot keep them straight, and asked Commissioners to stop approving projects.

Frank Ciaco, 3 Saw Mill Ridge Road, said that B-2 allows more intense use than B-1. He also said that by allowing this protrusion into a residential zone it would encourage a theme of 'just expanding it' across town.

Joe Skrzypczak, 3 Glenmore Drive, said that it was nearly impossible for the public to hear and see the full presentation from the applicant. He asked Commissioners to walk the land and thought they will notice how drastically this will change the neighborhood.

Teodoro Corona, 8 Glenmore Drive, said that the traffic is bad and increasing. This will cause more people to cut through Taunton Lake, which is going to hurt the neighborhood enough.

Marcianne Mitchell, 10A Taunton Lake, said that she bought her home for the feeling of the neighborhood and views. She is directly across from the site. She explained that she wouldn't have purchased the home if she knew something like this would be coming in from of the Commission.

Mr. Mazzucco explained that the applicant could float balloons to give Commissioners and neighbors an idea of what would be visible from the site. He said that the building would be about 2 ½ stories which is standard for a 2-story home.

Mr. Swift made a motion to continue the hearing of application 18.17 to the meeting of August 2, 2018 at 7:30 PM in Council Chambers to allow commissioners to walk the site and view the balloons. Ms. Manville seconded, and all members were in favor.

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

Mr. Trinkaus joined Commissioners again and said he had no more information left to discuss. Mr. Swift asked about the raingarden, aesthetics and plantings. He wants to see the closest building to Church Hill Road have more stone detail or something to break up the vinyl siding. Mr. Mulholland said that unfortunately the architectural drawings should have been reviewed during the original approval and if they overlooked details that it is a passed opportunity. Mr. Swift argued that Mr. Trinkaus is presenting modifications because of somethings that were not done on site, and he wanted the Commission to get a few aesthetic changes as well. Mr. Trinkaus said that he could talk with his client but he didn't think the stone work would be visible behind the plantings. Some suggestions were changing the vinyl color in the peak and adding shutters.

Mr. Swift made a motion to continue the hearing to the next meeting of August 2, 2018 at 7:30PM in Council Chambers. Mr. Mulholland seconded. All members were in favor.

Application 18.19 by 3 Turnberry Lane LLC, for a Site Development Plan for a property located at 3 Turnberry Lane to construct a commercial building of approximately 8,300 square feet for four tenants including an office space, and necessary site improvements, as shown of a set of plans titled “Site Development Plans, Lot #4, 1.006 Acres, #3 Turnberry Lane, Newtown, Connecticut, Prepared for Lawn Doctor, INC.” dated July 1, 2018.

Steve Trinkaus stayed at the bench as the agent for application #18.19. He explained the site as a typical building with 4 contractor bays. There are 29 parking spaces with an area for more if needed. His client is Lawn Doctor, who will have the large bay and office space.

Don Henvy of Lawn Doctor said that there will be some dry storage but most products will be held off site. He didn’t expect many vehicles outside unless employees stopped there for lunch.

Ms. Manville made a motion to refer application #18.19 to the Inland Wetlands Commission to review the Aquifer Impact Assessment. Mr. Swift seconded and all were in favor.

Mr. Mitchell made a motion to continue the hearing to August 16, 2018 in Council Chambers at 7:30 PM. Mr. Mulholland seconded and the motion passed.

Minutes

Mr. Swift made a motion to accept the minutes of July 5, 2018. Ms. Manville seconded. All were in favor.

With no other business, Mr. Meadows made a motion to adjourn. Mr. Swift seconded and the meeting was closed at 9:25 PM

*Respectfully Submitted,
Georgia Contois*