



## TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

### MINUTES

Regular Meeting

Council Chambers, 3 Primrose Street

January 19, 2017, 7:30 P.M.

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

**Also Present:** George Benson, Director of Land Use

**Election of Officers:** Mr. Mitchell made a motion to nominate Mr. Mulholland as the Chairman. Mr. Swift seconded. All members were in favor. Mr. Mitchell made a motion to nominate Mr. Swift for Vice-Chair. Mr. Corigliano seconded. All members were in favor. Mr. Mulholland made a motion to nominate Mr. Mitchell as Recording Secretary and Legal Counsel. Mr. Corigliano seconded. All members were in favor.

### **Mandatory Referral**

#### Borough of Newtown, Main Street Streetscape

Chris Hoitis, co-owner of 33 Main Street presented a series of slides depicting a Streetscape Concept for the Main Street area around the flag pole. This included a series of traffic calming techniques like changing the texture of pavement and narrowing the roadways near sidewalks. His approach was focused on safety of pedestrians, lowering traffic speeds, and preserving the historic look. Members of the Commission agreed that the effort Mr. Hoitis took for such renderings was appreciated. They agreed that his renderings are a useful tool for a potential future project.

#### Town of Monroe ZCA 2016-04 File #1009D Zone Boundary Change

Mr. Benson talked to the Commissioners about the Mondo Construction properties located on Route 111 near its intersection with Route 34. This Zone change, expanding his property is a potential environmental hazard, specifically towards the Halfway River. He described the river as one of Newtown's finest natural resources. The expressed concern from Land Use Officials and neighbors led to more of an investigation to the property at 1615 Monroe Turnpike. Concerned neighbors were present and Mr. Mulholland invited them to speak. Neighbors Dennis Bradshaw, 328 Berkshire Rd, Newtown, and William Wiley, 1609 Monroe Turnpike, Monroe, both spoke with opposition to the proposals with concerns for the land as conditions exist and are threatened to exist if the zone expands. Both had submitted assorted media including pictures of current concerns from the existing Mondo property. Trout Unlimited (TU) member Steve Zaker, presented a letter on behalf of the TU Candlewood Valley chapter also in opposition. A letter in opposition from the Pootatuck Watershed Association

(PWA) had been received in the Land Use Agency during business hours. Mr. Benson asked the commissioners to give him permission to write a letter on behalf of the P&Z Commission, working with TU, PWA and conservation officials to strongly recommend that the Town of Monroe does not expand the business zone. Commissioners all agreed to allow Mr. Benson that permission.

#### Town of Monroe RAA 2016-08 File #983E Outdoor Storage

Tying both of the Monroe referrals into one discussion, Mr. Wiley did not want to see an allowance of more outdoor storage not only this property, but any property falling into all Business Districts 1 and 2 (B-1 and B-2) from the current 20% of the gross floor area of the principal buildings on the property to 125% of the gross floor area of all buildings on the site. Mr. Benson agreed and also asked Commissioners to allow him to include this opinion and information in his letter to Monroe officials. Members agreed and asked to receive a draft of this letter before sending it along to Monroe. Members stressed their opposition and requested that the letter be strongly worded. Mr. Benson agreed, saying that he would send the letter to Monroe with ample time before the hearings on February 16<sup>th</sup> to allow for open discussion.

#### **Minutes of January 5, 2017**

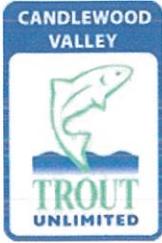
Mr. Swift made a motion to add a title to last month's minutes regarding the name and address of the Riverwalk proposal. Mr. Mitchell seconded. The minutes of January 5 were approved with the one change.

#### **Adjournment**

With no further business; Mr. Mitchell made a motion to adjourn, Mr. Corigliano seconded. The meeting was adjourned at 8:25 pm.

*Respectfully submitted,  
Georgia Contois, Clerk*

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BY: *je*



Trout Unlimited  
Candlewood Valley Chapter  
P.O. Box 3795  
Danbury, Connecticut 06811

**Officers**

Kit Nielsen  
*President*  
Bill Bennett  
*Vice Presidents*  
Dave Surowiecki  
*Secretary*  
Steve Rudolf  
*Treasurer*

**Directors**

Bill Dunn  
Joe Hovious  
Tony Mortimer  
Jerry Rekart  
Chuck Rich  
Rick Bovino  
Steve Varga  
Steve Zakur  
Mick Fatse

January 19, 2017

Newtown Planning and Zoning Commission  
Newtown Municipal Center  
3 Primrose Street  
Newtown, CT 06470

**Subject:** Mandatory Referral -Borough of Newtown, Main Street Streetscape -Town of Monroe: ZCA 2016-04 File #1009D

We are writing to comment on the Mandatory Referral from the Town of Monroe regarding the Zone Boundary Change of approximately 3.46A from Residential Farming District 3 to Business District 2.

**Trout Unlimited**

Trout Unlimited is a national coldwater conservation organization with over 150,000 members nationwide. Trout Unlimited's mission is to conserve, protect and restore North America's coldwater fisheries and their watersheds.

The Candlewood Valley chapter, with almost 300 members from towns in the Greater Danbury area, has partnered with area towns, including Newtown, for more than a decade to conserve, protect and restore rivers and streams. Our members donate thousands of hours of volunteer time each year and, together with public and private partner agencies and organizations at the local, state and federal level, have brought over \$100,000 in funding to support habitat restoration efforts in Newtown alone.

**Our Streams**

Within Newtown, there are several rivers that have received special attention in our efforts to improve water quality and fisheries habitat. Deep Brook and the Pootatuck River, both long affected by development and neglect, are examples of water courses that have turned around due to focused conservation projects. The Town of Newtown has been an excellent partner in our efforts and the town's citizens continue to accrue benefits whether they're walking along Deep Brook, fishing the Pootatuck River, or simply turning on the tap and expecting cold, clean water to flow.

**The Halfway River**

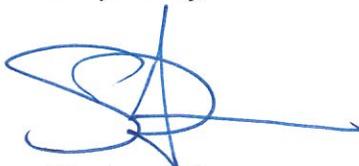
The Halfway River, which runs along the border of Newtown and Monroe, deserves special mention. Much of its length is bordered by private lands. During the past century, there has been little development and thus few impacts on the quality of water and habitat. From a water quality perspective, the Halfway is literally the benchmark for streams and rivers within Newtown. Annual water quality measurements of the Halfway River are compared with those of impaired water courses to show the progress of conservation efforts.

**Recommendation**

Adding additional commercial activity, especially activity associated with a septic business, to the banks of a river with demonstrated high quality water is not prudent.

On behalf of our members and Newtown's citizens who enjoy this high quality resource, we strongly recommend that the Newtown Planning & Zoning commission reject the zone boundary change request and represent that position before the Monroe Planning and Zoning commission.

Respectfully,



Stephen Zakur  
Director

# 1934 vs 2012

Use the search box below to locate an address in Connecticut.

750 Capitol Ave Hartford, CT

Toggle map layers  CT Towns

1934

100 m

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MONDO CONSTRUCTION REGULATION AMENDMENT

Regulation Sought to be Amended: 4.1.4D(3)

Present text: The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.

Proposed Text Amendment: The outdoor storage area shall not exceed twenty-percent (20%) ~~gross floor area~~ gross floor area of the principal building ~~and all buildings on the property~~.

Overall Project Narrative

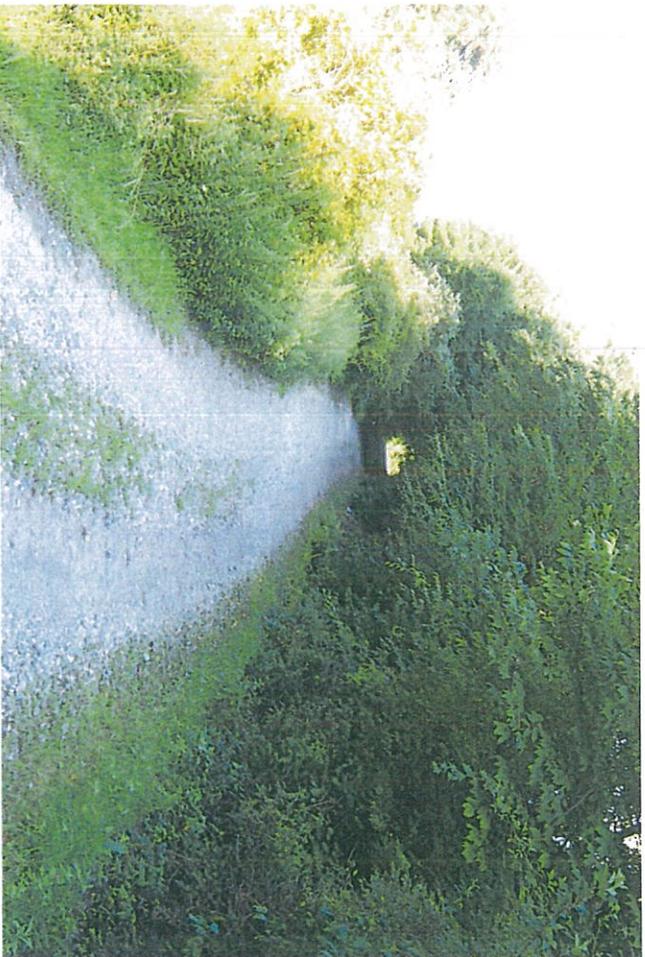
1615 Monroe Turnpike, Monroe, CT (the "Property") is presently undeveloped and there are no present plans to develop the Property. As the attached maps indicate, the applicant and property owner, Bruce Mondo (the "Applicant"), also owns the adjacent parcel located at 1603 Monroe Turnpike, Monroe, CT (hereinafter "1603"). While the Property is presently zoned R-3 residential, the intent of this application is to change its zone to B-2 commercial.

The Applicant presently uses the Property for business purposes related to his construction company which operates from 1603. The extent of use is limited to the storage of construction materials (mainly dirt and the like) and occasionally to park vehicles.

As the attached Existing Conditions map shows, there are powerlines extending across the Property for which United Illuminating has an easement. The Applicant has applied for a change to regulation 4.1.4 D (3) of the code. This regulation change, if accepted, will permit a landowner to store, on a developed parcel only, a square footage equal to 125% of the square footage of its buildings. As such, joining the Property with



August 2004



February 2016





May 2014



April 2016



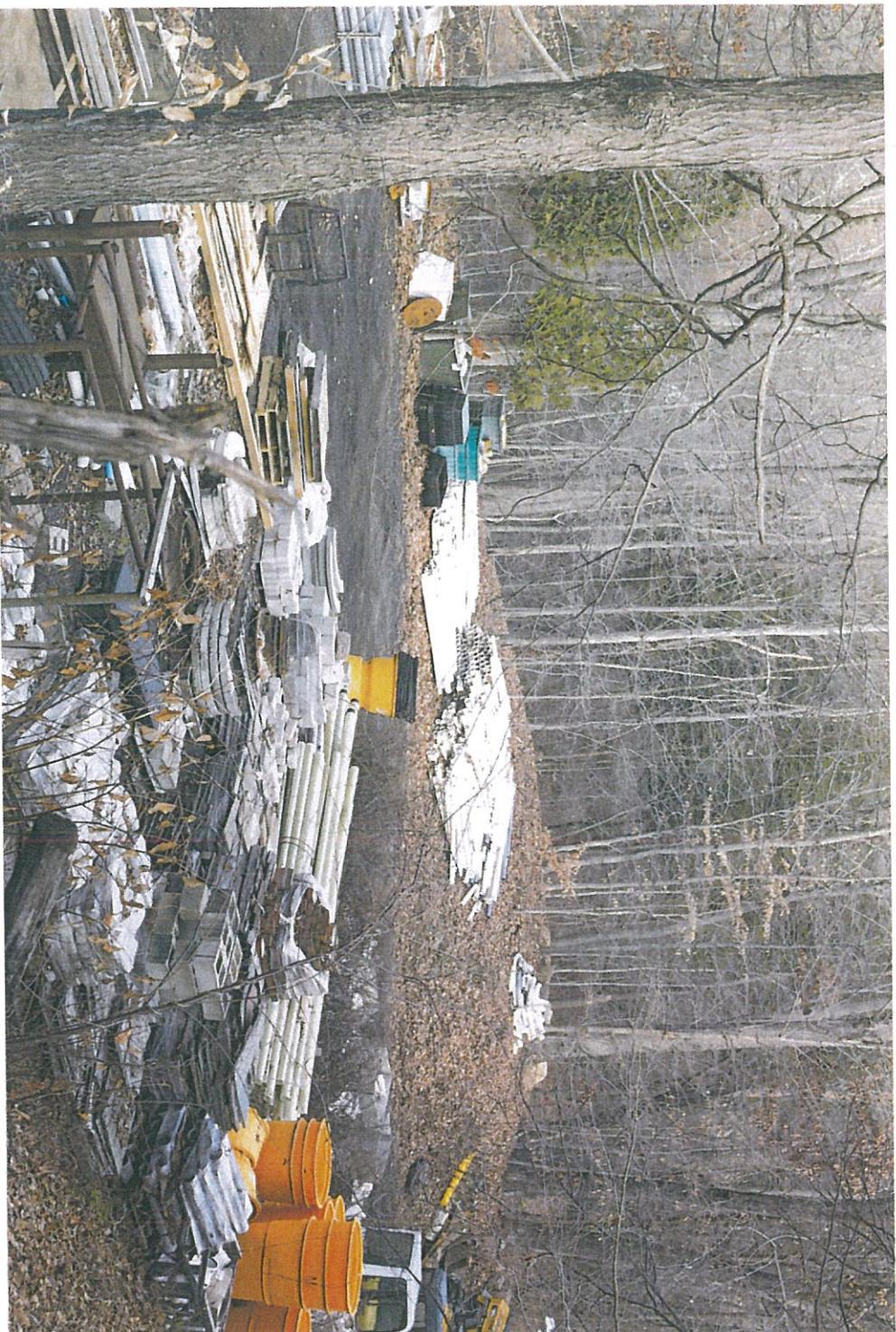
# December 2015



April 2016



December 2016



May 2014



# February 2016



March 2016



May 2016



September 2016

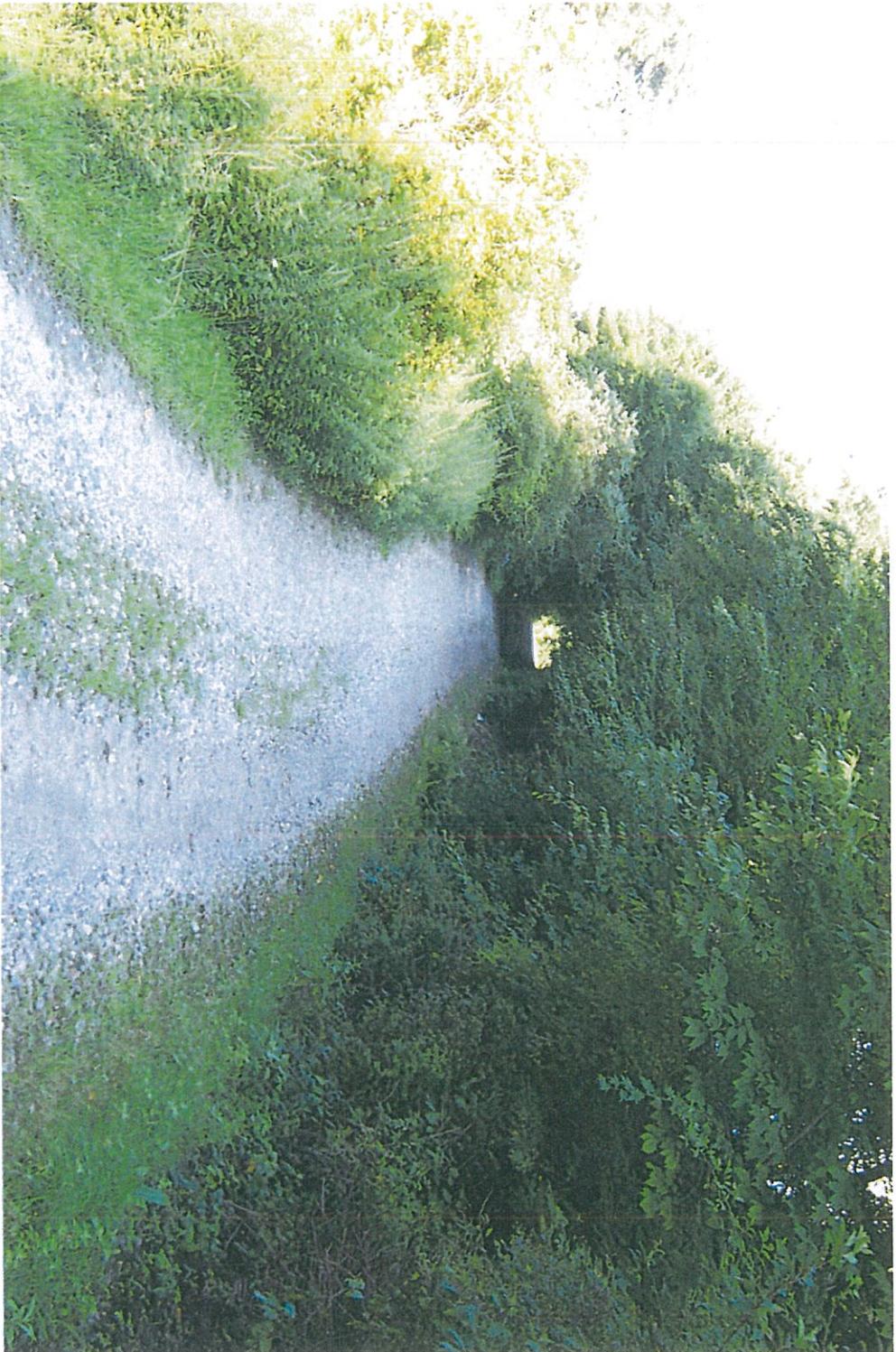


September 2016



February 2016





August 2004

# February 2016



May 2014



April 2016



April 2016





Newtown Planning and Zoning Commission  
Newtown Municipal Center  
3 Primrose Street  
Newtown, CT 06470

January 19, 2017

RE: Mandatory Referral -Borough of Newtown, Main Street Streetscape -Town of Monroe: ZCA 2016-04 File #1009D

Commission:

We are writing to comment on the Mandatory Referral from the Town of Monroe regarding the Zone Boundary Change of approximately 3.46A from Residential Farming District 3 to Business District 2.

**The mission of the Pootatuck Watershed Association is to:**

- **Protect and preserve** the Pootatuck River, its drainage basin and its underlying aquifer as a recreational resource and as a source of safe, clean drinking water for the benefit of the people of Newtown, Connecticut, now and for generations to come;
- **Promote** the reasonable and prudent use and consumption of water from the Watershed to assure its availability for future generations;
- **Protect, preserve and enhance** the environmental health of land in the Watershed so as to safeguard the water supply and provide suitable habitat for wild flora, fauna and aquatic life;
- **Encourage** and promote land use and development plans and practices in the Watershed and adjacent areas which will further the foregoing goals; Conduct research and collect data and information regarding the Watershed and its components;
- **Educate** the public, especially students, regarding the Watershed, its importance and value, its state, capacity and condition, and relevant threats, risks and opportunities.

While the Word "Pootatuck" appears in our name, the Association has interest and conducted studies in all the watersheds in Newtown.

The location of the suggested change is immediately on the banks of the Halfway River. The Pootatuck Watershed Association has been involved in monitoring water quality in the Halfway for the last 10 years and find that the water quality there is the best of any stream in Newtown. We are also aware that the Halfway contains a reproducing natural population of wild coldwater fish species.

Given the water quality and biodiversity of the Halfway River, we feel that the rezoning of the parcel to a business zone to allow its use as storage/vehicle parking for a septic

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company is totally inappropriate. The Halfway is a relatively undeveloped watershed and should be protected. We strongly encourage the Newtown Planning and Zoning Commission to respond "NO" to this petition application.

Thank you for your consideration. Should there be any questions I can be contacted at 203-470-2952.

Joseph Hovious

Vice President, Pootatuck  
Watershed Association