



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES

Regular Meeting
Council Chambers, 3 Primrose Street
April 5, 2018, 7:30 P.M.

Present: Mr. Swift, Ms. Manville, Ms. Cox, Mr. Mulholland, Mr. Rosen, Mr. Meadows and Mr. Toby

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

Mr. Swift opened the meeting at 7:34 PM.

Mr. Swift made an announcement that the following application will be postponed until April 19, 2018 at 7:30 PM in the Council Chambers, 3 Primrose Street, CT: Application 18.04 by Aquarion Water Company, for a Special Exception to construct a public utility water tank at a property located at 13 Old Green Road, Newtown, CT, as detailed in the application and shown on a set of plans titled "Aquarion Water Company of Connecticut, Newtown Low Service Area Tank, 13 Old Green Road, Newtown, Connecticut" dated 3/16/18

Discussion and Possible Action:

Application 18.02 by Riverwalk Properties, LLC., for an Amendment to the Special Exception previously approved on January 22, 2009, for 10-22 Washington Avenue, to modify the site plan for a residential community under the Incentive Housing Overlay Zone as shown on plans titled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" dated September 2015, last revised March 2018.

Commissioners discussed the status of the application with Mr. Benson. He advised them that the conditions on the resolution cover the topics that they have been discussing during the meetings. He said the applicant has agreed to install a process gravel sidewalk along Washington Avenue to connect to the existing sidewalk in Sandy Hook Center, during phase I. The proposed Sandy Hook Streetscape Sidewalk will be completed during phase II. The applicants engineer will work with the town engineer to go over the elevation details, which were the outstanding items that Mr. Bolmer noted. Commissioners talked about the phasing of the project and asked what recourse they would have if the funding/construction came to a halt. Mr. Benson said that this project is no different than anything else that PZ approves because there is no guarantee that work will continue of a developer will not walk away from a project. Mr. Benson has faith in the developers, especially due to his cooperation but told Commissioners to include conditions as they see appropriate.

Mr. Toby was seated for Mr. Mitchell.

After much discussion, Ms. Manville read the following: **BE IT RESOLVED** by the Newtown Planning and Zoning Commission that Application 18.02 by Riverwalk Properties, LLC., for an Amendment to the Special Exception previously approved on January 22, 2009, for 10-22 Washington Avenue, to modify the site plan for a residential community under the Incentive Housing Overlay Zone as shown on plans titled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" dated September 2015, last revised March 12, 2018.

Is consistent with the Plan of Conservation and Development and the Comprehensive Plan and AND SHALL BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. The applicants engineer will work with the Town Engineer to finalize technical details for the project.

2. The applicant will construct a temporary process sidewalk along Washington Avenue to connect to existing sidewalk during Phase I
3. The permanent Sandy Hook Streetscape style sidewalk along Washington Avenue to connect to the existing sidewalk will be completed during Phase II
4. Recommendations by the Design Advisory Board will be implemented by the applicant.
5. No final C.O. will be issued for any of the phases until the streetscape is completed.

Ms. Cox accepted the motion and Mr. Swift seconded. The Commission took a vote

Mr. Swift... AYE Ms. Manville...AYE

Mr. Mulholland...AYE Mr. Toby...AYE

Ms. Cox...AYE

The motion was approved unanimously.

Committee Reports

Ms. Cox and Ms. Manville submitted documents with drive-thru window findings after touring the town and researching new articles. Commissioners discussed other ways to connect information like tying into the POCD and researching police reports. Commissioners will review the documents and return suggestions.

Director of Planning Report

Mr. Benson told Commissioners about a potential amendment to Dauti's Site Development Plan on Church Hill Road and would get some details for the Commission. Site Development plans do not require a public hearing, but PZ has traditionally done one anyways to include public input.

Mr. Benson also discussed Wednesday night's ZBA meeting which had an appeal regarding medical marijuana. Attorney Robert Hall, 43 Main Street, told Commissioners that he intended to come forward with a text amendment to the regulations so long as his client continues to pursue approval.

Minutes

Ms. Cox made a motion to accept the minutes of March 15, 2018. Mr. Mulholland seconded and the minutes were unanimously approved.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Mulholland seconded. The meeting of April 5, 2018 was adjourned at 8:41 PM.

*Respectfully submitted,
Georgia Contois, Clerk*