



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES

REGULAR MEETING
Council Chambers, 3 Primrose Street
May 17, 2018, 7:30 P.M.

Present: Donald Mitchell, James Swift, Barbara Manville, David Rosen, Roy Meadows

Also Present: Georgia Contois, Clerk

Mr. Mitchell opened the meeting at 7:33 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 an updated site plan that showed the concrete sidewalk, some groupings of spruce trees, and a split rail fence along the wetlands area. He also mentioned a note from the Fire Marshal that was entered into the record, stating no opposition to the current emergency access. Mr. Swift wanted to know why the material was changed from gravel and PVC to pavement. Mr. Trinkaus believed it was a request from the Fire Marshal. Mr. Swift requested a letter showing that request. Mr. Trinkaus will provide clarification. Commissioners discussed the sidewalk which plans show as ending before meeting the existing sidewalk on Church Hill Road. Mr. Trinkaus explained that he is meeting Mr. Dauti on site to discuss options due to existing placement of landscaping.

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

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 showed Commissioners an updated parking plan with shared parking at Wilin Capital, LLC. This added another 29 spaces to the already 19. They showed mock-ups for directional and street signage. Mr. Swift was still concerned about parking and asked about seating. Applicants said that there would be no seating at the bar, and about 30 seats at tables. The entire space would be approximately 1,500 sq. ft., including space used for bathrooms, tables and the entrance. They did not anticipate more than 5 employees present during serving hours on the busiest shift. Commissioners discussed the directional signage which was proposed as moveable A-frames.

The hearing was opened to the public.

Rob Manna, LRM Inc., reminded Commissioners about the potential for expansion, and that if the brewery takes off, they may need to move to a bigger building where they can have more people and parking.

Christal Preszler, Deputy Director of Economic Development, added that the Brewery would be an excellent tax paying business that will work well with restaurants in town. She said it was a great use for a non-pristine site.

With no further information, Mr. Swift made a motion to close the hearing. Ms. Manville seconded. All members were in favor and the hearing was closed at 8:24 PM.

Mr. Mitchell designated Mr. Meadows and Mr. Rosen as seated members.

Mr. Mitchell read the following resolution:

Be it resolved by the Newtown Planning and Zoning Commission that 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 with revised plans dated May 8, 2018 is hereby found consistent with the Plan of Conservation and Development and shall be approved with the following conditions:

1. C.O. Contingent on final agreement for parking with Wilin Capital LLC to be approved by Land Use
2. Road, directional, and building signage approvals to be approved by Land Use

Be it further resolved that the application shall become effective June 10, 2018.

Mr. Meadows made a motion to approve the resolution. Ms. Manville seconded. The Commission took a vote:

MITCHELL... AYE	MANVILLE... AYE
SWIFT... AYE	ROSEN... AYE
MEADOWS... AYE	

The motion was unanimously approved.

Adjournment

Mr. Meadows made a motion to adjourn. Mr. Swift seconded. All members were in favor and the meeting was adjourned at 8:34 PM.

*Respectfully submitted,
Georgia Contois, Clerk*