



TOWN OF NEWTOWN
PLANNING AND ZONING
MINUTES
REGULAR MEETING

Thursday August 16, 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, Barbara Manville, Robert Mulholland, Corinne Cox, David Rosen, Roy Meadows, Benjamin Toby

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

Discussion and Action Items:

Application 18.20 by NEMCO Limited Partnership for a Text Amendment to the Town of Newtown Zoning Regulations for §6.04 Hawleyville Center Design District (HCDD) to permit gasoline and filling stations by special exception as outlined in an application submitted to the Land Use Agency on July 5, 2018.

Land Use and Commissioners were drafting text with the applicant and were not finished with revisions. The applicant requested that the discussion be continued until the next meeting.

Ms. Cox made a motion to continue the discussion until the next meeting of September 6, 2018 at 7:30 PM. Mr. Mulholland seconded. The motion carried unanimously.

Ms. Cox made a motion to hear the 8-24 Referral from First Selectman Rosenthal as the first agenda item. Ms. Manville seconded. The agenda order was amended.

8-24 Mandatory Referral from the Board of Selectmen regarding the Police Department Funding

First Selectman Rosenthal and Police Chief Viadero joined the Commission to discuss the Police Department. Mr. Rosenthal gave some background information on choosing the site and the difference in cost. The goal is to get the \$15M funding as an item on the November 2018 ballot. Ms. Cox asked about exiting the property on 191 South Main Street during an emergency. Mr. Viadero was confident that there was a good sightline and that the police would have no trouble getting out in times of emergency.

Mr. Mitchell made a motion to recommend the approval. Ms. Manville seconded, and the motion carried unanimously.

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.

Mr. Mitchell noted that the Aquifer Protection Agency reviewed the project at their last meeting and found no significant impact. The agent for the application, Steve Trinkaus, said that if the applicant were to store more intense chemicals they would return for a new Aquifer Impact Assessment. Mr. Trinkaus also clarified some items on Mr. Bolmer's updated report for the project.

With no public wishing to speak on the application, Mr. Mulholland made a motion to close the hearing. Ms. Cox Seconded. The hearing was closed at 7:58 PM. Mr. Meadows was seated as an alternate. Ms. Cox made a motion to waive the traffic study because there was one done for the road during the subdivision phase. Mr. Mulholland seconded. All members were in favor. Ms. Manville read the following:

Be it resolved by the Newtown Planning and Zoning Commission that 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, is hereby found consistent with the POCD and shall be approved with the waiver of traffic study. Be it further resolved that the application shall become effective September 10, 2018

Mr. Mulholland made the motion to accept. Mr. Meadows seconded. All members were in favor and the motion passed unanimously.

8-7d (f) Referral from the Town of Monroe for a Text Amendment RAA-2017-11 File #994E, drafted August 2, 2018. Mr. Benson explained that the formatting is changing and although some context is different, it seems to be making the regulations stricter. They made more definitions and categorized uses in a chart. He expected no effect to the town of Newtown. Ms. Cox made a motion to send a letter saying the PZ Commission found no impact to Newtown. Mr. Mulholland seconded. All members were in favor.

Minutes

Mr. Mitchell made a motion to accept the minutes of August 2, 2018. Ms. Cox seconded. All were in favor.

With no other business, Mr. Meadows made a motion to adjourn. Mr. Mulholland seconded and the meeting was adjourned at 8:15 PM

*Respectfully Submitted,
Georgia Contois*