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TOWN OF NEWTOWN
PLANNING AND ZONING

MINUTES
REGULAR MEETING
Thursday October 4, 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, Jim Swift, Robert Mulholland, Corinne Cox, Benjamin Toby, Roy Meadows, David Rosen

Also Present: George Benson, Director of Planning,

Public Hearing

Application 18.21 by the Town of Newtown for Text Amendments and Corrections to the Town of Newtown Zoning Regulations for ITEM 7 as detailed in a memo from the Land Use Agency titled "Text Amendments and Corrections" dated July 16, 2018: 7. General Business Zone B-2 to include § 4.03.319 "(m) Shopping Center Drive-Through Windows..." and supplemental text numbers 1-11.

The hearing was opened to the public.

Mr. Pat Napolitano, Whipoorwill Hill Road read a statement to the Commission voicing his concerns. Please see attached letter.

Ms. Peggy Baiad, Budd Drive, is opposed to drive-through windows. Ms. Baiad would like to preserve the rural integrity of the town.

The Commission had a discussion on whether to close the public hearing and vote tonight. Mr. Swift stated it would serve the public better if they voted at the present meeting, he felt the public is losing interest. Mr. Benson explained there are still questions that needed to be answered and the public would need more time to review the updated information. Mr. Benson stated that this application is being hosted by the Town and does not need to be closed or voted on tonight. The purpose is to have the discussion with the Town's people, and get the public's perspective. The Commission also discussed the public's opinion based on present and past applications relating to Drive-Throughs.

Mr. Swift made a motion to withdraw the application. Mr. Mitchell seconded. The Commission had a discussion. Ms. Cox, Mr. Meadows and Ms. Manville agreed to go forward with Text Amendment changes.

A vote was taken. The motion to withdraw the application was denied.

Mr. Mitchell... NAY

Mr. Meadows... NAY

Mr. Swift... AYE

Mr. Mulholland... NAY

Ms. Manville... NAY

Ms. Cox... NAY

Mr. Toby... NAY

Mr. Rosen... NAY

With no other public wishing to speak, Ms. Cox made a motion that the hearing be continued to October 18, 2018, Council Chambers. Ms. Manville seconded. All members were in favor.

Discussion and Action Items

8-7d (f) Referral from the Town of Monroe for a Proposed Subdivision of Land Regulations Text Amendment RAA 2018-04 File #999E, drafted September 21, 2018.

Mr. Benson stated that Mr. Sibley from the Land Use Agency reviewed the Referral from the Town of Monroe and is in support of the changes. The Commission had a brief discussion regarding Newtown's Subdivision Regulations.

Minutes

The Minutes from the P&Z Meeting of September 20, 2018 were tabled.

Adjournment

With no other business, Mr. Meadows made a motion to adjourn. Mr. Mulholland seconded and the meeting was adjourned at 8:10 PM.

*Respectfully Submitted,
Dawn Fried*

I respect that you are serving our community and the time you take out of your busy schedules to do so. I also am trying to serve my community in the capacity of helping to have reasonable planning and zoning that benefits both the community and local residents in my area.

Having said that I am here tonight to try and give you an overview of what this board has created in the Hawleyville area or is planning and the effects these decisions are having or will have on the residents of this area. As well, there are technology issues and procedures being used that are detrimental to the very public this board serves.

I first will address the technical and administrative issues that have hindered us all along during the massive Hawleyville area expansion.

Your sound system is a source of concern in that most of us cannot hear what is being said by the board. There can be several reasons for that

1. The sound system needs to be fixed
2. The speakers are not being turned on when a board member is speaking
3. A board member is trying to be polite by looking at another board member that he/she is addressing instead of speaking into the microphone.
4. Board members are speaking so low that the sound system is not amplifying the voice

Another issue is the use of using the legal term TEXT CHANGES in all legal notices in the Newtown Bee. If you must use this term, please, in brackets, use the real term ZONE CHANGES. Then, and only then will the public know what you are doing.

Another administrative issue is the idea that after the public has spoken, you then move on to the next issue on the agenda without having made any decision on the 1st issue. You then wait until the end of the meeting, after most of the public, who were there for a specific issue, had left, and then vote. That is unacceptable. It is imperative that you stay on topic and either vote directly after the public has addressed the issue or table it for the next meeting. Do not vote to close it to the public after the public has left.



There have been a couple of dangerous and unhealthy decision that have been made directly affecting the Hawleyville area.

1. The massive influx of cars that are now in this area or will be present after all the approved building has been completed. This does not include the warehouse issue as that is a complete unknown at this time
 - a. 1300 cars for the planned medical facility
 - b. 700 cars projected for the church and 180 apartment complex.
 - c. 500, or so, vehicles for the Newtown Woods facility
 - d. 80 -100 vehicles for the child care facility
 - e. Gas stations and food facilities – unknown number
2. The very air we breathe that is/or will become more contaminated with the addition of all these vehicles in such a small area. Again, how much more pollution will tractor trailers add to the mix? You are adding close to 1,500 additional people to this area. How will children and the elderly, not to mention healthy individuals, react medically to this.
3. You have approved a 226 child day care center with 48 parking spaces. The developer advised that there would be 80 vehicles entering and leaving that parking lot. They will be bringing their children to that facility, taking the child into the building before trying to get out of the parking lot. They then will try to get off Sawmill Road onto 6&25 to get to Route 84. It takes, now, before that facility is open, about 3 minutes to exit that road. Many of those exits are close calls. I know, I have been one of those close calls several times.
4. Covered Bridge Road, is a small two lane road on which only two cars can barely pass each other. How will 200-300 cars get off that road during commuter traffic time? This board was also apprised, by the citizens, that the church had programs in the AM 4 days a week. The developer also said that there would be about 26 children living in 180 apartments. I would guess many more. How do you get school buses in and out of there almost every day? This is another dangerous situation.
5. Two gas stations? How could you do such a disservice to the residents of this area? How could you even consider two stations when there are 3 at exit 8 and 2 at exit 10? This is more pollution and traffic that we cannot absorb.

6. Our emergency services are being overwhelmed by the massive amount of building from both commercial and apartment complexes. That includes the fire department, ambulance services and police. A few week ago there were only two firefighter available (volunteers) to cover the Hawleyville area.

I feel it is time for this board to declare a moratorium on all this building until the town can come up with a vision of what should be done moving forward. At this time I do not believe that there has been a proposal or zone change that has been turned down in a long time.

Thank you for your time and I hope that you consider some of these issues.

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