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TOWN OF NEWTOWN
PLANNING AND ZONING

MINUTES
REGULAR MEETING
Thursday October 18, 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
Absent: David Rosen

Also Present: Rob Sibley, Deputy Director

Mr Mitchell called the meeting to order at 7:30

Continuation:

Application 18.24 by MD57 Castle Meadow LLC., for a nine lot subdivision located at 57 Castle Meadow Road, Newtown, CT as shown on a set of plans titled "Sunset Ridge, Newtown, Connecticut, 57 Castle Meadow Road, a Subdivision Plan" dated July 18, 2018, revised August 31, 2018.

Larry Edwards, 227 Stepney Rd, Easton Mr Edwards stated that the new drawings tried to take in the comments from previous meetings. The original house is now removed from the subdivision, forming an eight lot subdivision. The 4.6 acre open space now connects to other open space. A large section of the open space is from the owners lot so there isn't much change.

Water will not run off property and flow onto neighbors due to the ridge on the edge of the property.

Mr Mulholland Is the trail walkable since the trail is very steep on one side?

Ms Cox does not want the stone walls removed because they are history. #6 and #3 driveways are opposite they should be moved a bit so they are not directly across from each other. Some artifacts have been found, were more looked for?

Mr Edwards The trail is walkable. Historical house will not be touched. Historical sensitivity map from GIS has been checked. This property does not have any historical sensitivity designation.

Mr Swift would like an expert to walk the property not just looking at a GIS map. Mr Sibley and the commission requested an archeological letter for the file. The house on the left edge needs to be moved east. 25' corridor is the minimum connection with the property to the south. (7.36 acres existing open space over 5 acres are wetlands)

Mr Mulholland walked the back part of the property and it is walkable.

Dan Cologna – against fee in lieu of feels that would lack the equal protection of the neighborhood. Stated that the trails left to connect new open space to current open space is in alignment with the wildlife paths to the pond.

Rob Nimkoff – Hundred Acres Rd – wondered if the commission walked the property

Cathy Campiatero 6 Jet Brook – over 20 years she has been riding horses Jet Brook area. The access promised to walking and horse trails did not happen. Mrs Marshall gave permission to use her property for access.

Al Adriani – 79 Castle Meadow – He is concerned over the water issue he wants a conservation easement for the ridge so it cannot be graded in the future. He would like to have the hearing be kept open while he is trying to work out the agreement with the builder.

Dee Davis – President of the Bridal Lanes 42 Orchard Hill This is the 40th year for the Frost on the Pumpkin Race. She is hoping for access to continue. The property is part of a loop of about 13 miles.

Dawn Dearing – 5 Saddle Ridge – She rides weekly on these trails. Removing a section of the trail can ruin the entire trail system.

Mr Mulholland would like riding maps to see where people do ride. If they are mylar, they can be put over the property maps and they can really get a good picture of where everyone is referencing.

Mr Edwards stated there are no trails on the property. They must be going around the edge of the property and open space.

Ken McCann – Jet Brook – showed where he rides with Mrs Marshall's permission.

Jerry Miller – 7 Jet Brook – He just moved in a month ago. He would like to know what consideration is being given for conservation and erosion.

Update on file –

Sanitation - OK

Town Engineer – notations needed

Conservation – Archeological letter

Open Space – meets Tuesday and will issue a letter

Mr Swift moved to continue the hearing until November 1st. Mr Mulholland 2nd. Approved

Mr Meadows requested that the open space be marked and the commission be notified once marked so they have an opportunity to walk the property.

Continuation at 8:36:

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.

Memo dated 10/10/18 from Mr Benson with the changes for drive thru regulations is attached.

Mr Mulholland commented the only shopping centers that will be effected will be Plaza South, Sand Hill and Water Fall. Discussion on traffic lights, possible other venues safety configurations and fast food in Newtown. Discussion also on talk from community. Discussion on the work put into the document submitted from Mr Benson. Commission liked Mr Benson's work and proposal. They discussed whether this is the proper timing and holding onto the document for future use.

Mr Napolitano – stated the consensus is against this but the citizens cannot get to the meeting. He hasn't heard anyone in support of the proposal.

Mr Swift made a motion to close the hearing and Ms Manville 2nd the motion. Approved

BE IT RESOLVED by the Newtown Planning and Zoning Commission that **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 memo dated Oct 10 , 2018 from Mr Benson deleting "should this be removed" IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND SHALL BE APPROVED.

Moved by Mr Mitchell no one seconded the motion.

Mr Swift made a motion to deny Application 18.21 by the Town of Newtown 2nd by Mr Mitchell.

Cox Nay Mulholland Yay
Swift Nay
Mitchell Nay
Manville Nay

Denial passed 4-1

Deputy Director Report – New Fairfield and Brookfield are doing minor changes to zoning that do not really affect us.

Minutes

The Minutes from the P&Z Meeting of September 6, 2018 were tabled.

Motion to accept September 20, 2018 minutes by Mr Mitchell and 2nd by Ms Manville. Approved

Motion to accept October 4, 2018 minutes as amended by Ms Cox and 2nd by Mr Mitchell Approved
Amendment Mr Toby, Mr Meadows and Mr Rosen did not vote.

Adjournment

With no other business, Mr. Meadows made a motion to adjourn. Mr. Swift seconded and the meeting was adjourned at 9:34 PM.

*Respectfully Submitted,
LeReine Frampton*



TOWN OF NEWTOWN

Planning Department

10/10/18

4.03.320 Shopping Center Drive-Through Windows, (blue remove, red add, yellow, question)

The supplemental standards in this section are intended to supplement the standards in the underlying district for uses proposed to include *Restaurant* drive-through windows.

- (a) Drive-through lanes shall include a designated bypass lane which shall be designed to prevent circulation congestion both on site and on adjacent streets. The design of these lanes shall be not enter or exit directly into a public street and shall be integrated with the internal site circulation patterns.
- (b) Drive-through lanes shall be designed to minimize their crossing of pedestrian walkways and shall not obstruct access to or otherwise impede pedestrian access. Where pedestrian walkways cannot be avoided crossing drive-through lanes, the pedestrian walkways shall be clearly visible and delineated.
- (c) Drive-through lanes shall be designed with the following minimum standards:
 - Interior radius at curves: 10 feet
 - Aisle width: 11 feet
 - Distance from Lane Entrance to Access Driveway Intersection: 50 feet
- (d) Drive-through lanes shall be constructed with the necessary vehicle queuing capacity so that vehicles do not overflow into parking aisles or public street right-of-ways and shall be located to the side or rear of the building.
- (e) Drive-through lanes shall provide a minimum of 8.0 queuing or stacking spaces with a minimum of 4.0 spaces before the ordering speaker. Each queuing or stacking space is defined to be a minimum of twenty (20) feet in length and ten (10) feet in width.
- (f) Exterior service windows and menu boards shall be a minimum of 50 feet from any residential district.
- (g) Drive-through lanes shall be designed in a manner that minimizes impacts on adjacent properties from noise, exhaust fumes and headlights from idling vehicles as they queue for drive-through services.
- (h) Any audible devices, including speakers, intercom systems, or other means of communication, shall not play continuous audio or video.
- (i) Menu boards shall be fixed and shall not incorporate any internally illuminated lighting or any flashing, rotating or otherwise moving lights, displays or messages. Lighting of menu boards and service windows shall not include neon or unshielded light sources.
- (j) Final signage design to be determined by the Planning and Zoning Commission.
- (k) Any vehicular traffic that will visit a restaurant with a drive thru facility must access the site via an intersection controlled by a traffic signal. Should this be removed?
- (l) Restaurants with drive thru shall be limited to lots with a minimum acreage of two (2), ten (10.0) acres, and shall be restricted to one drive thru facility per lot.
- (m) The maximum size of a restaurant with a drive-through shall be limited to 2,500 square feet.
- (m) Drive-through facilities shall not be a stand-alone building.
- (n) There shall be a maximum of two drive-through facilities allowed per shopping center.