



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES

REGULAR MEETING

Thursday, June 17, 2021 at 7:00 p.m.

Council Chambers, Newtown Municipal Center
3 Primrose Street, Newtown, CT 06470

Present: Don Mitchell, Roy Meadows, Corinne Cox, Dennis Bloom, Andrew Marone, David Rosen, Gregory Rich

Staff: George Benson, Director of Planning, Dawn Fried and Helen Fahey, Clerks

Mr. Mitchell called the meeting to order at 7:00 p.m.

Public Hearings

Application 21.17 by Kurt Lenahan, for a Special Exception, for a property located at 8 Toddy Hill Road, so as to permit proposed landscape storage bins, regrading for parking area, gravel driveway for site access, stockpile areas of landscaping materials, and a 25x100 ft. garage as demonstrated on a set of plans titled, “Site Plan, Kurt Lenahan, Map 45, Block 1, Lot 64, #8 Toddy Hill Road, Newtown, Connecticut” dated April 8, 2021 and all supporting documents submitted to the Land Use Agency dated received May 3, 2021

Mr. Lenahan, the applicant, stated that the Inland Wetland Commission (IWC) and the Aquifer Protection Agency (APA) met last night. The IWC approved Application IWC#21-12 regarding 8 Toddy Hill Rd and the APA determined there was “no finding of significant impact” regarding the Aquifer Protection Review Application #21-03.

Mr. Lenahan gave an overview of the project. He stated 7 acres will be utilized. The stockpiles on the property will be piles of wood and wood chips for mulch. The storage bins will be used for firewood and additional bins will be used for extra materials.

Mr. Lenahan stated the storage garage was removed from the original site plan.

Mr. Mitchell asked Mr. Lenahan whether he was leaving the buffer. Mr. Lenahan stated spruce trees were added to the site plans. The Spruce trees will be planted by the road and will serve as a buffer. There will also be a 25-ft. buffer surrounding the entire property.

Mr. Lenahan stated the mound is staying but the hill between the properties will be cut and filled.

There will be an access way to the other property which will have most of the stock pile areas. Mr. Lenahan stated he wanted it to be cleaner, safer and easier to access.

Mr. Mitchell asked whether top soil will be brought in. Mr. Lenahan stated yes top soil will be brought in, pre-screened and stockpiled.

Mr. Lenahan stated the business activities will take place by the road, not by the Pootatuck River. The grass swale will catch the sediments in a heavy rain and the sand and gravel on the property will dry up quickly.

Mr. Meadows asked whether the sight line at the section of Toddy Hill Road was sufficient. Mr. Lenahan stated yes the area was cleared out.

Mr. Meadows had concerns with the storage bins by the road. Mr. Lenahan stated they were reviewed and approved by Ron Bolmer, Town Engineer. Mr. Lenahan stated the bins will be 3x6 blocks to keep the materials separated.

With no further questions Mr. Bloom moved to close the public hearing on Application 21.17. Mr. Meadows seconded. All were in favor and the public hearing was closed.

It was decided that Mr. Marone would vote in place of Ms. Manville for this application.

Mr. Mitchell read the following into the record:

BE IT RESOLVED that Application 21.17 by Kurt Lenahan, for a Special Exception, for a property located at 8 Toddy Hill Road, so as to permit proposed landscape storage bins, regrading for parking area, gravel driveway for site access, stockpile areas of landscaping materials as demonstrated on a set of plans titled, "Site Plan, Kurt Lenahan, Map 45, Block 1, Lot 64, #8 Toddy Hill Road, Newtown, Connecticut" dated April 8, 2021 and all supporting documents submitted to the Land Use Agency dated received 5/3/21 through 5/28/21, revised plans dated received 6/14/21 IS HEREBY FOUND CONSISTENT WITH THE PLAN OF CONSERVATION AND DEVELOPMENT AND THE COMPREHENSIVE PLAN, AND SHALL BE APPROVED.

BE IT FURTHER RESOLVED that the approval shall become effective July 10, 2021.

Mr. Meadows so moved. Mr. Bloom seconded.

The Commission voted as follows:

Don Mitchell - AYE

Roy Meadows - AYE

Corinne Cox - AYE

Andrew Marone - AYE

Dennis Bloom - AYE

The motion to approve Application 21.17 carried unanimously.

Other Business

Mr. Benson mentioned he received a 28-page document from the State regarding text amendments which the Land Use Agency staff will review and amend. The P&Z Commission will be receiving the amended copy for review and approval.

Minutes

Page 1, add “land” after “protecting industrial”, add “proposal” after “this”. Page 4, add “in the area” after “no basements”. Mr. Mitchell moved to approve the amended minutes of June 17, 2021. Mr. Bloom seconded. All in favor. The minutes from June 17, 2021 were approved.

Executive Session

Mr. Mitchell invited Mr. Benson, Ms. Fried and Ms. Fahey to the Executive Session.

Mr. Mitchell moved to enter Executive Session regarding discussion of legal matters regarding an existing P&Z appeal. Ms. Cox seconded. All in favor. Executive session began at 7:35 pm.

Mr. Mitchell moved to exit Executive Session. Mr. Bloom seconded. All in favor. Executive Session ended at 8:06 pm.

No vote was taken.

Adjournment

Mr. Rosen moved to adjourn. Mr. Marone seconded. All members were in favor and the meeting was adjourned at 8:07 p.m.

*Respectfully submitted,
Dawn Fried, Clerk*