



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION
MINUTES

SPECIAL MEETING
Council Chambers, 3 Primrose Street
April 26, 2018, 7:30 P.M.

Present: Donald Mitchell, James Swift, Barbara Manville, Corinne Cox, Benjamin Toby and David Rosen

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

Mr. Mitchell opened the meeting at 7:31 PM.

Discussion and Possible Action

Application 18.04 by Aquarion Water Company, for a Special Exception to construct a public utility water tank at a property located at 13 Old Green Road, Newtown, CT, as detailed in the application and shown on a set of plans titled "Aquarion Water Company of Connecticut, Newtown Low Service Area Tank, 13 Old Green Road, Newtown, Connecticut" dated 3/16/18 (Continuation)

Peter Olsen, Land Use and Conservation Counsel, and Carolyn Giampe, Aquarion, approached the Commission with their team as the applicants.

Mr. Olsen explained that the hearing was kept open at the request of the neighbor who was away for the first meeting. They were able to meet with that resident and make landscaping adjustments to their satisfaction. They also clarified some of the unresolved questions. Ms. Giampe said it is not feasible to extend the water line up the road in the opposite direction of the existing main. Aquarion is not allowed to make extensions on customer's money versus specifically from a developer or planned project. She said the contours and distance from road to home would also make those extensions costly. Ms. Giampe also said that although a brown color may sound better, they discussed with the neighbors, and they would rather see the light grey color. Mr. Popp then went over the updated landscaping plan, showing more trees and some underbrush. They will complete removal of some stumps and a large tree at the request of the neighbor. Commissioners began to ask questions about the status of the house, other sites that were looked at, and the necessity for storage. Ms. Giampe reiterated needs for storage for fire prevention and in case of an emergency situation. She also said that the atmospheric pressure of the tank will relieve stress and reliance on mechanicals to pump water from the low service area.

The hearing was opened to the public.

Karen Smiley, 2 Valley Field Road South, made statements about the site location, trees to be cut, ISO standards and the POCD. She asked if the need for water is coming from the Fire Departments and Town or just Aquarion. She said that the application states a 3-5% reduction in property values and thought this was a matter of a ground tank being cheaper than a tank on stilts. She opposed the project location.

Ms. Giampe said that the current proposal may be a more cost effective solution, noting that if so, it is a more responsible use of the customer's money rather than spending in excess. She said a structure on stilts would be more expensive. Ms. Giampe discussed storage recommendations and the potential for growth. She said the system will not exceed the standards or goals, but this is a step in the right direction. Mr. Benson added that this is part of a much larger plan.

Ms. Smiley asked about Fire truck hook ups to the hydrants. She asked if a 42 foot tank would still be improving if the system wasn't going to be fixed anyways. She wanted to know if they thought of other ways to style the tank. Mr. Longo explained a typical hookup situation. Ms. Giampe said they need to build a tank to match 600 feet in elevation. It wouldn't have adequate pressure to make it smaller. Ms. Smiley asked what the public need and necessity was, saying it sounds like the only benefit is to their customers. Ms. Giampe

and Mr. Benson stated the need for the town. Mr. Mitchell read a note from Sandy Hook Volunteer Firefighter Chief Bill Halstead in support of the application.

Mr. Rosen and Mr. Swift had listened to the audio recording, and were both seated to vote.

Mr. Swift made a motion to close the hearing. Ms. Manville seconded. All members were in favor and the hearing was closed at 8:47 PM.

Ms. Manville read the following:

BE IT RESOLVED by the Newtown Planning and Zoning Commission that Application 18.04 by Aquarion Water Company, for a Special Exception to construct a public utility water tank at a property located at 13 Old Green Road, Newtown, CT, as detailed in the application and shown on a set of plans titled "Aquarion Water Company of Connecticut, Newtown Low Service Area Tank, 13 Old Green Road, Newtown, Connecticut" dated 3/16/18, with revised Landscaping Plan dated 4/24/18, shall be approved.

Mr. Mitchell asked Commissioners to address the waivers before completing a motion.

Mr. Swift made a motion to waive the special exception requirements, driveway request and height of the structure as it is outweighed by necessity and convenience. Ms. Manville seconded. All members were in favor.

Ms. Manville made a motion to approve the (above) resolution that she had read. Mr. Swift seconded.

Mr. Mitchell... AYE Ms. Manville... AYE

Mr. Swift... AYE Mr. Rosen... AYE

Ms. Cox... AYE

The motion was passed unanimously.

Ms. Manville read the following second resolution: BE IT RESOLVED by the Newtown Planning and Zoning Commission that Application 18.04 by Aquarion Water Company, for a Site Development Plan to construct a public utility water tank at a property located at 13 Old Green Road, Newtown, CT, as detailed in the application and shown on a set of plans titled "Aquarion Water Company of Connecticut, Newtown Low Service Area Tank, 13 Old Green Road, Newtown, Connecticut" dated 3/16/18, with revised Landscaping Plan dated 4/24/18, shall be approved.

Mr. Swift seconded.

Mr. Mitchell... AYE Ms. Manville... AYE

Mr. Swift... AYE Mr. Rosen... AYE

Ms. Cox... AYE

The motion was passed unanimously.

Minutes

Mr. Mitchell made a motion to accept the minutes of February 1, 2018. Ms. Manville seconded. The minutes were approved. Mr. Mitchell made a motion to accept the minutes of April 19, 2018. Mr. Toby seconded. The minutes were approved.

Adjournment

Mr. Rosen made a motion to adjourn. Mr. Swift seconded. All members were in favor and the meeting was adjourned at 9:12 PM.

*Respectfully submitted,
Georgia Contois, Clerk*