

3 PRIMROSE STREET  
NEWTOWN, CONNECTICUT 06470  
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**TOWN OF NEWTOWN  
DESIGN ADVISORY BOARD**

**SPECIAL MEETING  
MINUTES**

Wednesday, February 22, 2023 at 7 p.m.  
Shared Meeting Room 1, Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** George Daniels, Peter Cloudas, Sarah Middleleer

**Absent:** Agni Kyprianou, Joseph Novella

**Also Present:** Helen Muro, Clerk

Mr. Daniels called the meeting to order at 7:06 p.m.

Mr. Daniels moved to have Mr. Cloudas act as chair in replace of Ms. Kyprianou. Ms. Middleleer seconded. All in favor.

**Applications**

**Application by Teton Capitol Company, LLC, for a property located at 6 Commerce Road as shown in a document titled, “Church Hill Farm at Deep Brook, An Active Adult Conservation Community in Newtown, Connecticut” dated 02/15/23.**

Attorney Peter Olson, 275 Greenwood Ave, Bethel, CT, Bill Donahue, Teton Capitol, LLC and John Parry, JRP Architects, Riverton, New Jersey, represented the applicant.

Bill Donahue, explained the project is for an active adult housing community. Mr. Donahue said him and his team have spoken to Jenny Hubbard of the Catherine Violet Hubbard Animal Sanctuary next door and she is thrilled with the potential volunteers and programming opportunities that the active adult housing community will bring. Mr. Donahue said they took advantage of the slope of the site by making some of the parking below grade. The site is about 14 acres and about 8 acres are developable.

Attorney Olson said a contract is in place to purchase the property from the Town until August 2023. The contract is for about 14.2 acres of land and there is another 26-27 acres that the Town will retain under a conservation easement as open space totaling about 40 acres. Atty. Olson said they will be going before the Wetlands Commission on March 8 and the P&Z Commission on April 6.

Architect John Parry, said the site is near Catherine Violet Hubbard Animal Sanctuary, deep brook, and walking trails making it a perfect location for independent living. The community will consist of two, 4-story buildings connected by a clubhouse, two 3-story buildings, and villas offering a continuum of aging. The community will have a clubhouse, pool, bocce court, dog park, and a playground for children so residents can have their families around.

Ms. Middleleer asked if the below grade parking is for all the buildings and Mr. Donahue said the 3 and 4-story buildings have some below grade parking. The villas have driveways and a garage.

Mr. Donahue said the clubhouse, a barnlike structure to evoke the agricultural history of the area, will be 2-stories above and half a story below. All the buildings except the clubhouse will have flat roofs to accommodate solar panels. The back portion of the clubhouse will have a roof deck that is accessible from the second floor of the clubhouse, it will have a fire pit and seating. The pool deck will have seating, a grilling station, outdoor showers, and bathrooms. Mr. Donahue said every floor except the ground floors will have balcony's. Mr. Donahue said the project will utilize significant material changes including native fieldstone, bonderized corrugated metal, horizontal composite siding, vertical wood plank board & batten, and corrugated corten.

Mr. Parry said the design plan for the driveway between the 3 and 4-story buildings is to have it look like a main street with lighting, landscaping and a mural on the concrete below grade parking wall section. Mr. Donahue said mostly the corners of the buildings will be wrapped in vegetation walls.

Mr. Daniels asked how many people will reside in the community and Mr. Donahue said around 250-280 people. Mr. Donahue said the community will be age restricted to 55+.

Mr. Cloudas questioned if the architecture is congruent with the Catherine Violet Hubbard Animal Sanctuary next door. Mr. Cloudas said the scale of the project makes it seem like a city is being created in the middle of the sanctuary land. Mr. Donahue and Mr. Parry said their team has been working closely with Jenny Hubbard, showing her designs and keeping her included. Ms. Hubbard is thrilled with the project. Mr. Olson said the Town has secured approvals for a commercial, industrial office park and this is a significant change and reduction in that use. Mr. Donahue said Ms. Hubbard agrees the residential use is much better than commercial, industrial.

Ms. Middleleer said she was surprised to see the highest building on the highest point and the lowest building on the lowest point of the property. Ms. Middleleer suggested switching the buildings so the view can be less obtrusive. Mr. Donahue said the bigger buildings are at the highest point to be as far away from deep brook as possible. Ms. Middleleer said the 3 and 4-story buildings seem out of skew to the site and the surrounding area. Ms. Middleleer said the proposal looks too urban. Ms. Middleleer asked what the impervious surface material is made of and Mr. Donahue said asphalt. Ms. Middleleer asked about the landscape plan. Mr. Donahue said a landscape plan is being created currently that will consist of many trees around the perimeter of

the property. Sarah asked if there will be a heavy tree buffer between deep brook and the site. Mr. Donahue said there already will be on existing but they will add to it.

Mr. Cloudas expressed concern with the lack of buffer between the site and the animal sanctuary.

Mr. Daniels asked if the project will be seen from Mile Hill Road during winter and fall. Mr. Daniels said he is not a fan of the architectural style because it is too urban. Mr. Daniels said the square style of the buildings lacks projections, depth and character. Mr. Cloudas agreed.

Ms. Middeleer said the architectural style doesn't respond to the agrarian, rural character of the land or the cultural & natural history of the site. Ms. Middeleer suggested moving the villas up to the top of the site and scatter them in a village like way with the bigger buildings oriented to fit into the narrow portion of the site so as the site goes downhill, the multi-story aspect of the bigger buildings is mitigated visually.

Mr. Cloudas suggested changing the location of the buildings so the villas are in the forefront as you come up Old Farm Road. Mr. Cloudas suggested more of a buffer between the sanctuary. Ms. Middeleer clarified that the project and sanctuary will be accessed via Commerce Road and hikers/walkers will be seeing the project and sanctuary from Old Farm Road. Mr. Donahue said an organic garden is one of the buffers between the Sanctuary.

Mr. Cloudas said he would like to see the visual representation softened.

Ms. Middeleer expressed concern with the dark colors of the renderings. Mr. Donahue shared samples of the materials, they were chosen to blend into the surrounding landscape as much as possible. Ms. Middeleer was pleased with the colors and materials chosen.

Atty. Olson thanked the Board for their time. Atty. Olson said they will listen to the feedback and be back for another discussion.

### **Adjournment**

Ms. Middeleer made a motion to adjourn the meeting. Mr. Daniels seconded. All were in favor and the meeting was adjourned at 8:41 p.m.

*Respectfully submitted,  
Helen Muro, Clerk*