



TOWN OF NEWTOWN

PLANNING & ZONING COMMISSION

MINUTES

Regular Meeting

Meeting Room 1, 3 Primrose Street

January 5, 2017 7:30 P.M.

Present: Mr. Mulholland, Mr. Swift, Mr. Corigliano, Mr. Mitchell, Mr. Meadows, Ms. Manville, Mr. Taylor

Absent: Ms. Cox

Mr. Mulholland opened the meeting at 7:30 pm.

Mr. Mulholland briefly explained the procedure for the Design Modification request. He told Commission members that they will hear from the applicant tonight and can approve or deny, or they can choose to re-open the application to a public hearing. He asked to hear from the applicant.

Kevin Bennett of Bennet Sullivan Associates, Inc., Southbury Connecticut, gave a presentation showing the changes between the approved plans and the modified design. There will be 65 units, two (2) two story buildings and a third (3) three story building. All three buildings will have one and two bedroom units. The new design also includes a small clubhouse and pool for tenants to use. Under the affordable housing act, the applicant was also able to alter the units from condos to rental properties.

The updated plans move the front building away from the street, and utilize existing elevations to create a planted berm, creating a more aesthetic streetscape. Rob Sherwood, Landscape Architect, told the Commission that there will be more islands and greenspace than in the original plans, as well as interior sidewalks. Mr. Mulholland asked about the plantings and topography around the parking spaces that are perpendicular to the roadway. Commission members discussed headlights and how to properly shield the road traffic from the lights. The applicants suggested a hedge row which is visually appealing and effective.

Commission members agreed that the changes were not significant enough to open the modification to a public hearing. Mr. Mulholland will send the applicant a letter of support.

Mr. Benson gave a small update to the Commissioners. He said that many of the approvals from 2015/2016 are expected to return with building plans in the coming months. He also reminded Commissioners that the sidewalk at the Riverwalk project will tie in nicely with the past and future sidewalk phases.

Mr. Benson and Mr. Mulholland mentioned the recommendation of the Tree Warden for tree removal at the Platts Hill Subdivision. Mr. Mulholland does not agree with the recommendation and told Commissioners that they are more than welcome to visit the site and look at the trees that are marked. He said that they are working on an agreement and will update the Commission with any plans.

Minutes of December 1, 2016

Mr. Corigliano made a motion to accept. Mr. Mitchell seconded. The minutes of December 1, were unanimously approved.

Adjournment

With no further business; Mr. Meadows made a motion to adjourn, Mr. Taylor seconded. The meeting was adjourned at 8:25 pm.

*Respectfully Submitted,
Georgia Contois, Clerk*