



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

MINUTES
Regular Meeting
Council Chambers, 3 Primrose Street
June 1, 2017, 7:30 P.M.

Present: Mr. Mulholland, Mr. Mitchell, Mr. Swift, Ms. Cox, Ms. Manville, Mr. Taylor

Also Present: Rob Sibley, Deputy Director of Planning and Land Use

Mr. Mulholland opened the meeting at 7:35 PM

Public Hearing

Mr. Mitchell read the call for the hearing:

Application 17.04 by **Bridgeport Roman Catholic Diocesan Corp** for an 11 lot Open Space Conservation Subdivision and necessary site improvements located at 96 Toddy Hill Road, as shown on certain maps titled "Turkey Ridge, Newtown, Connecticut, Toddy Hill Road and Turkey Roost Road, an Open Space Conservation Subdivision", dated 2/1/17".

Mr. Mulholland asked to hear from the applicant. Larry Edwards, of Edwards Associates, 227 Stepney Road, Easton, came forward to speak to the application. He presented a colored site plan showing 11 lots in a open space conservation subdivision (OSCS) style adjoining Turkey Roost and Toddy Hill Roads. Mr. Edwards explained the importance of preserving the wetlands areas which are included in the 15+ acre open space parcel. He explained that they were also going to try and avoid removing trees by the road frontage.

There are detention areas on the rear lots and increased drainage on Toddy Hill Road to enable proper stormwater drainage. The Board of Selectmen has already approved the road work for Toddy Hill Road which was requested by Town Engineer, Ron Bolmer. There will be a 75' buffer area on each side of the subdivision which can be maintained, but will not allow for tree removal or building. The access to the Open Space (OS) parcel is along the Kaechel Drive (west side) of the property.

Mr. Swift asked Mr. Edwards to clarify the steep slopes on the property and provide the calculations. Mr. Mulholland explained the OSCS process to the Commissioners and public. The applicant must show the property first in a conventional sense, and then calculations are applied to convert into an OSCS. This allows lots to be smaller acreage and closer together, with a 50% or more OS parcel to be conveyed to the Town. Mr. Swift was questioning the amount of useable land minus the steep slopes and wetlands. Mr. Edwards said he would present those calculations to the Commission. Mr. Mitchell asked for the archeological and historical report for the property. Mr. Edwards said it was included in the soil scientist's report.

Joe Negreiro, Viade Development explained that the houses will be Colonial style and approximately 2,700 square feet. He said that they would entertain size differences custom to the buyer as long as the buildings were in harmony.

Mr. Mulholland opened the hearing to the public.

- Cindy Hughes 119 Toddy Hill Road- stated concerns over the wetlands, and neighboring wells and septic systems
- *Steve Nichols 115 Toddy Hill Road- said there was a major run off issue to his property on Toddy Hill and wanted to know the impact on the wetlands
- Mr. Barteski 20 Kaechele- asked if anything was already approved and who would prevent development to OS parcels. Mr. Sibley responded that the OS will be given to the Town and is not up for development if the OSCS was approved.
- Mr. Nichols- His well is 20' away from Toddy Hill and thinks the subdivision will affect his well
- Mr. and Mrs. Curreri 109 Toddy Hill Road- calculated about 500,000 gallons of waste water per year would be used from the proposed properties and though it would be taxing on existing wells. He asked to have their wells monitored. He also asked where the catch basins drain to. Mr. Mulholland said that the Commission cannot require well monitoring. Mr. Swift asked the public to have confidence in the Health District and Town Engineers that have reviewed the project and given approval for the systems. Mr. Edwards explained the correction in drainage as requested by the Town Engineer.
- Ms. Hughes stated the steep slopes would affect wells and development would take away resources from the neighborhood.
- Mr. Nichols- asked why surveyors weren't across the street looking into the effects onto his property.
- Renee Bartowski 20 Kaechele- asked how far away from the subject property is reviewed for affects.
- Elias David 32 Clearview/24 Turkey Roost- wanted to see the access to OS, was concerned about the narrow road and stated that there was a gas line existing that should be used for home heating rather than bringing in other resources.
- Denise David 32 Clearview- wanted to know if a wildlife study was done because she had seen falcons, hawks and eagles on the property. She also thought the developer should widen the street due to a safety issue. She asked about the elevation of the houses.
- Mr. Mulholland read a letter sent in by a neighbor asking for a landscape buffer for their property on Kaechel Drive.
- Patrick Cushing 9 Turkey Roost- thought it was an excessive number of houses considering the road was never continued through and dead ends. He wanted to know if the developer had to finish the road. Mr. Mulholland said P&Z could not require the developer to finish the road and suggested the people concerned about the width of the road to contact the Town Engineer.
- Janis Schertzer-Nezvesky 24 Clearview/126 Huntingtown- stated concern over wells given the recent drought. She said there were many tree species dying in the area which would affect the parcels. She wanted to know who would pay for a traffic study of the road, and said previous speeding concerns had been brought to the Police Commission, and suggested speaking with them as well as the Town Engineer. Mr. Mulholland said if a traffic study was necessary it would be at the expense of the applicant not a taxpayer burden.
- Vicenza McNulty 8 Settlers Lane- said she didn't think that Turkey Roost was dangerously narrow and thought the OS proposal was much favorable than a traditional option. She wanted the developer to protect as many trees along the road as possible.
- Ms. Hughes asked what the next step will be.

Mr. Mulholland asked the applicant to answer as many questions as he could, but explained that the hearing will be continued to another meeting to allow more information to be submitted.

Mr. Edwards explained the drainage concerns as the site exists and how those problems are going to be addressed. He said the lots will have wells in the front yards and septic in the back. The access to OS is off of Turkey Roost and per staff review has a pull off spot to fit three cars even though the space would only be walkable and would most likely only be utilized by neighborhood residents. He thought that the existing gas line would be beneficial. He consulted the DEEP data for wildlife/plant species details. The lots on Turkey Roost will be at or below road grade.

*Ms. Hughes asked more questions about wells and stated that she has seen different types of birds on the property.

Mr. Sibley explained some of the concerns brought up by the Commissioners and public. He said that OSCS are more suitable for lots in the Aquifer Protection area. He suggested that the Commission request input from the Consecration Commission who deals with town OS. Mr. Sibley also reminded everyone that the septic and well guidelines are from the State regardless of lot size.

Mr. Mulholland asked the applicant to return with a calculation for the useable area/lots and to clarify some drainage concerns on the southern area of Toddy Hill Road.

Mr. Mitchell made a motion to continue the hearing to July 6, 2017 in Council Chambers. Mr. Swift seconded. All members were in favor.

Minutes

Ms. Cox made a motion to accept the minutes of April 20, 2017 with a correction of the header which states the date of March 16, 2017. Mr. Mitchell seconded. All were in favor.

The minutes of May 18, 2017 were tabled until the next meeting.

Adjournment

Mr. Taylor made a motion to adjourn. Ms. Manville seconded. The meeting was adjourned at 9:13 pm.

*Respectfully submitted,
Georgia Contois, Clerk*