

ZONING COMMISSION
PUBLIC HEARINGS January 15, 2014

Bill Stopper opened the Public Hearing at 6:15 P.M. with the following in attendance:

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
Richard Cool
April Slauson, Secretary
Kathy Donovan
Matthew DeBarber, Alternate, Absent

OTHERS:

Steve Macary, ZEO
Sue Goggin
Public - 2

PUBLIC HEARINGS

6:15 P.M. PUBLIC HEARING – Special permit for two buildings located at 1257 New Haven Road; Applicant: Newtown Investors, LLC

Larry Edwards, professional offices at 227 Stepney Road, Easton, said the plan that the commission has was revised December 19, 2013. He said there was a change in which they took the storm water control and made a formal water quality basin instead of utilizing the underground facility that was on the original plan, based on the recommendation of Southwest Conservation. He said there is a conservation easement which will have a berm running alongside it. The view along the street will be the same as originally proposed. Sally asked if they could make the aesthetics from New Haven road look better. She suggested maybe putting faux peaks on the roof. Larry will talk to his client about dressing up the front of the building. Larry said he gave a letter to extend the public hearing. He said they will try to beef up the planting in the front and will bring a rendering. There was a discussion on the types of plantings that will be used. Kathy asked the total number of units in both buildings. Larry said he didn't think there was a number set because they will be divided inside based on customer demand. Kathy asked if there will be trucks parked there long term. Larry said no outside storage at all. Sally asked about the garbage bins. Larry said the bins are in the front of the property and they will be enclosed. There was a discussion on the color options of the building and doors. Bill asked for public comment. Debra Healey, Kent Street, said her family owns the house behind the property. She asked if the second building was new to the plan. Larry said the second building was always part of the plan. Debra asked about putting up a fence to block the headlights coming onto their property from cars. Bill said the small building in back will block some of the lights. Debra asked if the lights are a problem after it's built can they request a fence be put up. Steve said he didn't think so. There was a discussion over the need for a fence. The architect for the project will be at the next meeting. The public hearing was continued until February 19th at 7:00 P.M. The commission will do a site walk on January 19th at 1:00 P.M.

6:30 P.M. PUBLIC HEARING – Special permit for the importation of more than 350 yards of earth material located at 1257 New Haven Road; Applicant: Newtown Investors, LLC

Larry Edwards, P.E., offices at 227 Stepney Road, Easton, said he has nothing has changed and it is still the same 700+ yards of material, which is basically construction material. Steve said Larry gave them a letter to continue this public hearing until next month. There was no public comment. The public hearing was continued to February 19, 2014 at 7:15 P.M.

REGULAR MEETING
JANUARY 15, 2014

1. At 6:00 P.M., Bill Stopper opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum.
2. There was no executive session.
3. Approval of the December 18, 2013 Regular Meeting Minutes. The secretary will sign previously approved minutes.

The minutes were not voted on.

4. **OLD BUSINESS:**

- A. Commission discussion/decision for a special permit for two buildings located at 1257 New Haven Rd. Applicant: Newtown Investors

There was no discussion. The Public Hearing was continued until February 19, 2014 at 7:00 P.M.

- B. Commission discussion/decision for a special permit for the importation of more than 350 yards of earth material located at 1257 New Haven Road; Applicant: Newtown Investors, LLC

There was no discussion. The Public Hearing was continued until February 19, 2014 at 7:15 P.M.

5. **NEW BUSINESS:**

- A. Commission decision with ZEO on various complaints, section 27.12.4 banners for special events.

April Slauson said there is going to be a special event on March 15th. She wanted to know what she needs to do to hang a 20' x 36' banner across Church Street. Steve said he will issue her a temporary permit.

- B. Additional items require a 2/3 vote of the Commission.

There were no additional items.

6. There was no Chairman Report.
7. There was no Public Comment.
8. Adjournment

VOTED: Unanimously on a motion by Rick Cool and seconded by Kathy Donovan to adjourn the meeting at 7:09 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/sg