

PRESENT: Elbert M. Burr, Chairman, Bettye Richards, Vice Chairman, Shawn Kennedy, Dr. Margaret Wirtenberg, James Northrup, Jane Fix and Patrick Baker.

The meeting came to order at 8:04 p.m.

PUBLIC HEARINGS (Cont.) -- A tape of meeting is on file in P&Z office.

RESNIK 2-LOT SUBDIVISION, WILSON ROAD: Dr. Wirtenberg disqualified herself as a neighbor. Attorney Glenn Major and Mr. Resnik were present. Major said he had a letter from the Police Chief approving the increase of traffic entering Georgetown Road from Wilson. He added he had a verbal okay from the Fire Chief. He noted the sared drive was long but legal. Mr. Burr said the Commission had walked the property the previous Saturday. Mr. Baker said he saw no problem with the lots. Conservation Commission approval has been received and the drive will have a "floating base" like a filter fabric fence with no pipe installed. Mr. Kennedy asked for a detail of the entry. He cited Sec. 3.6.4 of the Subdivision Regulations which states that where a drive must cross a .....wetland... the lot development plan shall show a culvert or other structure approved by the Town Engineer as safe for accommodation of emergency vehicles, with a sufficient hydraulic capacity for a fifty year storm. No such crossing will be authorized without approvals required by the Inland Wetland Regulations, the Town Driveway Ordinance and the Flood Plain Management Regulations.

Mr. Major said the applicants had been before the Conservation Commission three or four times. Mr. Resnik stated that a utility pole will be moved from the driveway path. He also said that some elliptical pipes will be used along with shot rock. Mrs. Fix said she though dry wells were not adequate. Mr. Major said one dry well will be located at the corner of Lot A-2, plus another for roof drain. He continued saying that a conservation easement would be difficult and would limit the privacy of the lot owner. He had not been able to reach Mr. Putnam of the Aspetuck Land Trust. Mr. Burr said an open space access was needed and Mr. Major suggested the neighboring Lillian Smith property. A neighbor was advised that large trucks could turn around at the intersection of Maureen Drive and Wilson Road. Attorney Major said a bond would cover any repairs required as a result of the development.

The Hearing was continued to April 20, 1987 when the applicant will introduce material designed for the wetlands crossing, an open space agreement with Aspetuck Land Trust.

MESSEX LAND RE-SUBDIVISION PUBLIC HEARING (Cont.): Peter Romano of Richard Bennett Associates represented the applicant, Martin Greenbe. The Commission had also walked this property as well as the general area. Romano suggested that there were two considerations in light of the drainage problems in the area -- one to access both lots off Messex thereby saving money that could be used for drainage improvements, although he said better access is off Freeborn Road. Romano produced a preliminary map of the entire area without names of owners. Further study will be given to the entire area relative to drainage patterns. The Commission asked that the Hearing period be extended for 30 days. Mr. Romano presented the Commission with such a letter from Mr. Greenbe.

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IMPERIAL BRIDGE II SUBDIVISION RE-APPLICATION ACCEPTANCE: Attorney Peter Gelderman represented the applicant. Envelopes to immediate neighbors of the project will be added to the file tomorrow so they can be advised of the public hearing. In addition the Commission asked for confirmation of property staking and permission for the Commission to walk the site. Public Hearing has been scheduled for May 11.

ROUTES 53/57 INTERSECTION -- SWRPA/WILBUR SMITH ASSOCIATES: Robert Beard of SWRPA outlined the project sponsored by SWRPA funding at said intersections, both of which are DOT highways. He then introduced Leonard Reistetter, Jr. and Richard Smith of Wilbur Smith. Mr. Reistetter outlined to the Commission, conceptual at this point, the objectives -- high accident locations, readily implementable improvements and long range improvements. These were determined by data collection, analysis and subsequent recommendations. The first two phases have now been completed, and input is sought from residents, whose comments would be gathered and submitted to SWRPA. He described the resources used for the data phase as well as statistics, traffic counts and school bus/Board of Education figures. He noted that in the 1983-1986 period there had been a total of 30 accidents at this double intersection, which is an "H" intersection. (No fatalities)

Mr. Reistetter then more specifically described the problems attendant -- sight lines, left hand turns. He said phase two of the plan would include striping and signage\* in order to increase the capacity of the existing roadways. Phase three would include signals, widening of the Weston/Georgetown Road and Newtown Turnpike and high friction pavement before the stop sign at the bottom of the hill will be installed. Long range plans include removal of the curve/making it more gradual and the construction of a new bridge over the river. Estimated costs per phase are 1) \$20,000, 2) \$50,000 and 3) \$650,000. The goal is to increase the capacity and to ensure safety.

Bill Schnirring of Old Mill (not Cobbs Mill) Road, said signage could be helpful but emphasized there was no need for a stop light. David Kanuath asked if there "were something wrong with two lights". Mr. Reistetter said a light east of the bridge was more necessary.

\* and a red/yellow blinker

ROUTES 53/57 INTERSECTION STUDY (Cont.): A resident of Newtown Turnpike expressed concern about his driveway, should widening the road to two lanes occur. Tom Rush of 51 Old Mill Road said there were 3500 cars per day at the am and pm rush hours, traveling at 40 mph in a 25 mph zone. Reistetter said the average daily traffic was more like 5,000 as opposed to the 3500. He added that the routes are commuter routes. Douglas Freed of Newtown Turnpike said the issue is the 30 accidents. He said -- slow the cars down, put a stop at both intersections and have the police monitor traffic behaviour. Reistetter replied that he was presenting just the present options, if there are signs, traffic can be slowed. Mr. Kennedy said speeding is a major problem on Route 57.

Fourteen residents of the nearly 30 present expressed support of a northbound flasher. Mr. Kennedy said the Police Chief was in favor of a three phase light. A resident who lives across from School Road opposed opening up the road more. She said traffic, including large transports, travels at 40 to 50 mph along Route 57. Fifteen residents expressed favor of a fully signalled intersection at Newtown Turnpike, eleven favored a signal southbound on Georgetown Road at Old Mill -- any way to resolve the problem. Mr. Kennedy stated that the Town is opposed to accommodating through traffic, present traffic circumventing Route 7 reconstruction. Final evaluation is due the end of May.

HICKS STEEPHILL II SUBDIVISION DECISION: Mrs. Richards submitted proposed conditions of approval for this four lot subdivision. Discussion centered on a waiver from Planning & Zoning and the Board of Selectmen relative to the drive on Lot 3, whether or no site specific should be required, and what information was necessary for the mylar. In regard to the waiver, Sec. 3.14.1(c) of the Subdivision Regulations was cited wherein it states -- Granting the waiver is consistent with the purposes of these Regulations, and will promote the public health, safety and welfare. The decision will again be considered at the May 4, 1987 meeting.

GEORGETOWN GARDENS/FRANK/SCHUR: Geoffrey Schur of Redding was present to discuss his possible purchase of the Georgetown Gardens site from Andy Frank relative to what can and cannot be permitted should he conduct his landscaping business and the possible storage and sale of plants. The property amounts to a little under four acres. Mr. Baker read the regulations governing such an enterprise and it was agreed that the key question was the four acres. Mr. Schur stores his landscape equipment elsewhere, and would hope to have a "showcase" at the Bedell site. Mr. Northrup suggested that Schur come up with a specific proposition. Mr. Burr said he would "think" upon the matter.

PHEASANT HILL SUBDIVISION: Douglas DiVesta, Land Tech Clerk of the Works at this subdivision site was present to ask if building permits could be issued on Lots 11 and 12 (Lot 11 has not come before the Commission for site plan/lot development review). Mr. Burr referred to the meeting of Wednesday, April 8 with the Pheasant Hill lawyer, Attorney McKeon, the Town Administrator, Town Code Enforcement Officer, Town Engineer, Town Attorney and himself. The Commission has ruled not to give out building permits until the phase involved in a lot development is completed and the pipe to the river has been installed to control all drainage from the subdivision.