

***Borough of Newtown***  
***Zoning Commission***  
***Newtown, Connecticut***

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN ZONING COMMISSION**

Minutes of the Meeting of June 14, 2017

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, June 14, 2017 at the Borough Office, 45 Main Street, Newtown, Connecticut. Ms. Craddock called the meeting to order at 7:08 p.m.

**Commission Members Present:** David Francis (arrived at 7:20 p.m.), Brid Craddock and Claudia Mitchell, Lucy Sullivan, Michael Guman and Margaret Hull.

**Commission Members Absent:** Doug Nelson.

**Staff Present:** Maureen Crick Owen, Zoning Clerk, and Donald Mitchell, Borough Attorney.

**Staff Absent:** Jean St. Jean, Borough Zoning Enforcement Officer.

**Public Present:** 4 members of the public.

Mrs. Sullivan made a motion to approve the minutes of May 10, 2017, seconded by Mr. Guman and unanimously approved. Mr. Francis was not present for this motion.

**Old Business:**

1. Discussion on Borough Landmark Building proposed zoning regulation: Attorney Mitchell followed up on George Benson's landmark building proposal. He said adopting a regulation that creates a landmark floating zone and drops on a specific property must have stands to determine if the building qualifies as a landmark and what uses are you going to allow besides what is permitted in a residential zone. He suggested a menu of possible uses and which one of those uses would the commission permit for that particular property. The applicant would need to apply for a special exception. He discussed rather than listing uses you could list attributes (cultural, not for profit, etc.). In addition, zoning principles would drive the uses such as property values, safety, health, traffic, etc. Other issues that need to be considered with this landmark building proposal are signs, parking, deliveries/non-residential deliveries and traffic. Attorney Mitchell said in essence you are doing a variance to the residential scheme. Mr. Francis raised the issue that Edmond Town Hall is what started this conversation. He said if a landmark building regulation was put into effect then ETH would be less of a financial burden. Attorney Mitchell said under orthodox zoning principles, financial matters are not supposed to enter into the reasons for changes. Discussion took place regarding the Plan of Conservation and Development and how that provides some direction to the commission. Discussion took place about ETH being the heart of Main Street and not changing the character of Main Street. Will these types of changes change the character of Main Street? This proposal does not affect just the Borough it

affects the entire Town. The goal is to have a final version to provide to the P&Z at the September meeting.

2. Discussion on Edmond Town Hall proposed uses – see above.
3. Discussion on proposed uses in general – see above.
4. Update on Lexington Gardens project: Mr. Hugh Sullivan, architect, was present to speak about Lexington Gardens. He said the owners do not want to paint the “Morganti” building. They are concerned with the paint sticking to the brick structure. Mr. Sullivan presented a plan which should cornices on the building (around the top and around the entire building) with pilasters. The trim would be white and the shutters will be linen white which will match the Newtown Savings Bank building. Mr. Sullivan said the walls can support what is proposed. After further discussion, Mr. Sullivan is going to revise the drawing to what was recommended by the Commission. He also said that the ATM brought in by Newtown Savings Bank did not meeting the lighting requirements (NSB had used a previously used ATM from one of their other branches). They purchased a new ATM machine. Discussion took place on extending the canopy. Mr. Sullivan submitted a drawing regarding the canopy. No action was taken.

New Business:

1. Any new proposed signs - none.
2. Acceptance of any new applications - none.

There being no here being no other business to transact the meeting was adjourned at 8:50 p.m. The next regularly scheduled meeting will be held on July 12, 2017.

Respectfully Submitted,

Maureen Crick Owen  
Zoning Clerk