

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

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

Minutes from the Meeting of October 11, 2023

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, October 10, 2023 at 7:00 p.m. at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown.

Commission Members Present: Doug Nelson, David Francis, Claudia Mitchell, Don Mitchell, Rick Davis and, Mike Mandanaro.

Commission Members Absent: Doug McDonald, Margaret Hull.

Staff Present: Sarah Phillips, Clerk.

Public: None.

The meeting was called to order at 7:06 p.m.

Minutes: A motion was made by Mrs. Francis to approve the minutes of August 9, 2023. The motion was seconded by Mr. Mitchell and unanimously approved.

Mike Mandanaro was sworn in as a Borough Zoning Commission alternate by Mr. Don Mitchell, Commissioner in the Superior Court, after the Board of Burgesses voted him in at the October 10, 2023 meeting.

Mr. Francis made a motion that in the absence of ZEO due to unavailability the temporary ZEO has all the authorities of the ZEO. Mr. Don Mitchell seconded, unanimously approved.

Mr. Mitchell made a motion to approve Mr. Doug Nelson as the temporary ZEO when Borough ZEO is unavailable. Mr. Francis seconded, unanimously approved.

Chairman's Report: Mr. Nelson reported on the following:

- a. 27 Church Hill- Street Lights are ordered and approved, will go in. Fiberglass is being considered due to cost efficiency, the Commission spoke to the cast alumium, to match the material all the other street lights in the Borough Village District. The commission discussed the difference between fiberglass and cast alumium, pros and cons of each. Mr. Mitchell spoke to the property owner being responsible for maintaining the visual integrity of the street lights. Both options are manufactured by the same company.
- b. Enclave- Has been in touch with ZEO and they have interest in amending their Conservation Easement. They are working with the Tauton Lake Authority. The ZEO will inspect this easement annually.

- c. The Gretch Property will have a similar Conservation Easement to the Enclave. Mr. Mitchell spoke to Resivior Road and the process of abandoning the right of way for purposes to merge the two parcels that make up the property in discussion.
- d. 17 Main Street- The Law sign has been removed from the property as the owner was informed he does not qualify for accessory use.
- e. 3 Main Street- Mr. Nelson and Mr. Mitchell have been brought in to meet about this property, with potential developers of the property to discuss the use. This is limited to 2 commissioners as to not have a formal meeting.
- f. Bank of America, Queen Street– They will submit a permit application for the lighting for updating all their current fixtures and their lighting plan for the structure and lot.
- g. 11 Church Hill- There has been inspections that clear. The ZEO will continue to keep an eye on the property.

Zoning Enforcement Officer's Report: ZEO not present but see Chairman's report.

Old Business:

- 1. Continue the edits of the Red Line version of the Borough Zoning Regulations.
- 2. Discussion on mixed use and parking.

New Business:

- 1. Any new proposed signs: None.
- 2. Acceptance of any new applications: None.
- 3. PCOD, Plan of Conservation and Development, the town is working on this, using an consulting agency. The agency will approach the Commission to discuss what their input would be. This will be re-addressed in 2024. Mr. Mitchell spoke to the Commissions zoning scheme and advised the commission to consider their vision. Mr. Mitchell spoke to a Mixed Use Floating Zone and what that would mean to the Borough.

A motion was made to adjourn the meeting at 9:03 p.m.

The next regularly scheduled meeting will be held on Wednesday, November 8, 2023 at 7:00 p.m.

Respectfully Submitted,

Sarah Phillips, Clerk