

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 November 8, 2023

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, November 08, 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, Doug McDonald.

Commission Members Absent: Mike Mandanaro, Margaret Hull.

Staff Present: Sarah Phillips, Clerk.

Public: None.

The meeting was called to order at 7:02 p.m.

Minutes: A motion was made by Mr. Francis to approve the minutes of October 11, 2023. The motion was seconded by Mrs. Mitchell and unanimously approved. Mr. McDonald recused himself.

A motion was made by Mr. Francis to accept the 2024 Meeting Schedule seconded by Mr. Mitchell. Unanomously approved. The meetings will be held on the 3rd Wednesday of the month.

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

- a. The Gretch Property- The developers are expected to submit an application to the Commission, estimated February of 2024.
- b. 3 Main Street – under the newly elected administration this potential development will likely restart, the interest in the property remains.
- c. Alternates – Mr. Nelson went over the specifics of the Alternates role, Mr. Mitchell spoke to the specifics of the position of Alternate as it applies to the Public Hearings hosted by the Commission. The Alternates can participate in the Public Hearing before the close of the Public Hearing. If an Alternate replaces a Member of the Commission the Alternate remains until the end of the application is complete. Alternates do not vote unless replacing a Member.
- d. 3 Queen Street- An Art gallery type store will be coming soon. The tenants are asking to put a mural on the building. The Commission will review the mural ideas along side of the ZEO.
- e. 11 Church Hill – Our Lawyers are in touch their Lawyers to address the non-compliance issue at the property. The ZEO will continue the monthly inspections.

- f. 27 Church Hill- The building is near complete.
- g. Lexington Gardens- The building is now completely rented.

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. There are a few changes remaining that when made will be ready to go to P&Z for review.
- 2. Continued discussion on mixed use criteria and parking.

New Business:

- 1. Any new proposed signs: None.
- 2. Acceptance of any new applications: None.
- 3. Article 13, in the Regulations there should be a list of these Landmark Buildings and uses that are accepted.
- 4. Vendors, Hawkers, and Peddlers, an ordinance from 1997. The Commission spoke to idea of eliminating this.
- 5. Sidewalk and Lighting Plan in the Village District. 27 Church Hill, when completed, will be the last opportunity to provide additional sidewalk replacement and sidewalk lighting. The Commission is interested in having a plan prepared to address completing the sidewalk repair and the sidewalk lighting within the Village District.

A motion was made to adjourn the meeting at 8:50 p.m.

The next regularly scheduled meeting will be held on Wednesday, December 13, 2023 at 7:00 p.m.

Respectfully Submitted,

Sarah Phillips, Clerk