

***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 December 13, 2023**

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, December 13, 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, Mike Mandanaro, Margaret Hull, Joe Chapman

**Commission Members Absent:** Doug McDonald

**Staff Present:** Sarah Phillips, Clerk

**Public:** Cliff Gilbert

The meeting was called to order at 7:00 p.m.

**Minutes:** A motion was made by Mr. Francis to approve the minutes of November 8, 2023. The motion was seconded by Mrs. Mitchell and unanimously approved. Mr. McDonald recused himself.

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

- a. Mr. Nelson introduces Cliff Gilbert from Illuminate lighting company. Cliff joined the Commission tonight to discuss foot candles and foot candle standards, and other lighting measurements to consider when setting Lighting Standards in different areas. Cliff has done many of the designs for the commercial lighting in Newtown and in the Borough. Mr. Nelson spoke to changing/dimming lighting on a motion sensors that was brought to his attention by Joe Chapman. This style lighting could be a solution to consider when the safety becomes an issue and brighter light is desired at certain times. Area lighting focused on structure not on the area.

**The Commission participated in 90 minutes worth of Training on lighting.**

**Zoning Enforcement Officer's Report:** Joe Chapman reported Dark Sky Society speaker spoke to the regulations that are being instituted to Building Code. The suggested standard is 3000K CCT, this is a good point to start, nothing higher really has any advantage.

**Old Business:**

1. Bank of America Lighting submitted Village District application, without a Special Exception application. The certified mail has been sent to the surrounding neighbors.

New Business:

1. Any new proposed signs: None.
2. Acceptance of any new applications: None.

**A motion was made by Mr. Francis to adopt the Revised Regulations. The motion was Seconded by Mrs. Hull. All in favor.**

A motion was made to adjourn the meeting at 8:53 p.m.

The next regularly scheduled meeting will be held on Wednesday, January 17, 2023 at 7:00 p.m.

Respectfully Submitted,

Sarah Phillips, Clerk