

***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 January 9, 2019

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, January 9, 2019 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Mr. Nelson called the meeting to order at 7:00 p.m.

**Commission Members Present:** Doug Nelson, David Francis, Claudia Mitchell and Brid Craddock.

**Commission Members Absent:** Margaret Hull, Michael Guman, Palmer Chiappetta and Kate Geerer Sclafani.

**Staff Present:** Maureen Crick Owen, Clerk.

**Public Present:** Douglas McDonald.

Mr. Nelson opened the meeting at 7:00 p.m. He stated that Palmer Chiappetta and Michael Guman have both resigned from the board.

Old Business:

1. Lexington Gardens – The final certificate of occupancy has been issued.

New Business:

1. 11 Church Hill Road – Mr. Nelson informed the members that they anticipate receiving an application for this property. The applicant is interested in adding to the building and having apartments on the second floor with professional offices on the first floor.
2. Dere Street – Mr. Nelson said the owner of the property where Dere Street is located wants to make the seasonal dining area into a permanent structure thereby making it a dining area for the restaurant. After discussion, the members concurred that it was not a substantial change thereby not requiring a Main Street Village District application.
3. Big Y Shopping Cart Corrals – Ms. Riccio had discussed adding shopping cart corrals to the parking lot. Ms. Riccio had provided to Mr. Nelson a couple of ideas on what the shopping cart corrals could look like. Some members were in agreement with allowing corrals while others were not. The members did not feel that the examples of the corrals provided by Ms. Riccio were not the look they wanted to see.
4. Drive Thrus in Shopping Centers – Mr. Nelson said that Dunkin Donuts would like a drive thru. The zoning regulations do not provide for drive thrus. The members discussed that it would be problematic having a drive thru for Dunkin Donuts given that CVS has a drive thru for pharmacy pick up.
5. 77 Main Street - The business located at 77 Main Street is open and received a temporary certificate of occupancy. They did not complete the striping as they

wished to do some paving in the parking lot. The paving cannot be done until spring as the asphalt plants are closed.

6. Grossman v. BZC, et al – The decision was issued by the court regarding the appeal filed by Dr. Robert Grossman. The court found in favor of the defendant.
7. Any proposed signs – none
8. Acceptance of new applications – none

Mr. Nelson discussed new signs at 30 Church Hill Road and the bakery located in the Village at Lexington Gardens.

Mr. Nelson stated that there was a hold up on with the proceeding of the new Borough Zoning Enforcement Officer. There was some administrative matters that needed to be handled with the First Selectman.

The meeting was adjourned at 9:05 p.m. The next regularly scheduled meeting will be held on February 13, 2019.

Respectfully Submitted,

Maureen Crick Owen  
Clerk