

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 July 12, 2017

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, July 12, 2017 at the Borough Office, 45 Main Street, Newtown, Connecticut. Mr. Nelson called the meeting to order.

Commission Members Present: Doug Nelson, David Francis, Claudia Mitchell, Michael Guman and Margaret Hull.

Commission Members Absent: Brid Craddock and Lucy Sullivan.

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

Public Present: Wes Thompson and Bob Rau of the Economic Development Commission and Jennifer Chaudbury of the Edmond Town Hall Board of Managers.

Acceptance of Minutes of the meeting of June 14, 2017 of the Borough of Newtown Zoning Commission – tabled until the next meeting.

Discussion took place regarding 13 Main Street. The owner provided drawings in connection with a new two car garage (1.5 story building) replacing the existing one car garage (1 story). Mr. Nelson said that the owner has approval from Borough Historic District. Discussion took place as to whether a certificate of compliance could be issued based on zoning regulations with regards to the proposed construction especially with regards to the height. It was agreed that the applicant should seek a variance from the Borough ZBA.

Old Business:

1. Discussion on Borough Landmark Building proposed zoning regulation – Discussion took place on the proposed regulations. The following points were made in discussion:

- Not for profit v. profit – does it matter how a company is organized from a use standpoint.
- Where should the commission draw a line on attributes for uses?
- The POCD is a recommendation.
- Asked to think about groups of attributes that would be allowed.
- Zoning is not supposed to be concerned with financial aspect.
- Can the proposal regulate size of staff because of residential zone? What about parking?

- Part of what defines Newtown is Main Street and it is an asset to the Town.
 - The Commission took a position on introducing commercial on Main Street with the former ambulance building with Danbury Ambulance Services request.
 - New Milford has the landmark building regulation but it does not apply to municipally owned buildings. The Town can exempt its own town properties but Borough is a separate government from the Town. And, Edmond Town Hall is in the Borough.
 - Attorney Mitchell received a letter from Attorney R. Hall stating he would like to be present for all discussions on this proposed regulation.
 - Mr. Nelson said they have ideas but do not have a good draft. He asked that the members send their inputs to Attorney Mitchell.
2. Discussion on Edmond Town Hall proposed uses – see above.
 3. Discussion on proposed uses in general – see above.
 3. Update on Lexington Garden project – revised plans were submitted by Hugh Sullivan, architect for the project, however, the developer/owner has not said that the proposed revised plan is acceptable to him. Bagelman would like new signage because of the change in entering/exiting the shopping center.

New Business:

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

There being no here being no other business to transact the meeting was adjourned at 9:35 p.m. The next regularly scheduled meeting will be held on August 9, 2017.

Respectfully Submitted,

Maureen Crick Owen
Zoning Clerk