

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 July 13, 2022

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, July 13, 2022 at 7:00 p.m. at the Old Court Room, Edmond Town Hall, 45 Main Street, Newtown.

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

Commission Members Absent: Margaret Hull

Staff Present: Helen Fahey, Clerk.

Public: None.

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

Minutes:

A motion was made by Mr. Francis to:

- Redact the statement “NOTE: ALL FINDS/DOES NOT FIND WERE DETERMINED AT THE 3/9/2022 MEETING.” from the top of page 2 of the April 13, 2022 minutes.
- Amend finding “H” to read: “FINDS that the architectural design of the proposed building is in harmony with the design of other buildings on the lot and within 1,000 feet of the perimeter of the lot for which the special exception is sought; (4-1 FINDING; FINDS: DOUG NELSON, DAVID FRANCES, MARGARET HULL and DOUG McDONALD; DOES NOT FIND: CLAUDIA MITCHELL)”.
- Amend finding “F” to read: “FINDS that the proposed design and placement of buildings are 1) appropriate for a scenic rural New England village, 2) recognize architectural scale, rhythm and proportion and, 3) avoid large monolithic building forms; (4-1 FINDING; FINDS: DOUG NELSON, DAVID FRANCES, MARGARET HULL and DOUG McDONALD; DOES NOT FIND: CLAUDIA MITCHELL)”.

Mr. McDonald seconded and the amendments were unanimously approved.

A motion was made by Ms. Mitchell to approve the minutes of the meeting of June 8, 2022, seconded by Mr. Francis and unanimously approved.

Chairman’s Report: Mr. Nelson spoke about the signage on the 32 Church Hill building. Discussion took place regarding approval of signs during the special exception process and if building owners should sign off on sign permits instead of the tenant. Mr. Nelson spoke about 11 Church Hill Road. He said the lower level apartments are in violation and a Cease and Desist letter was served. Mr. Nelson said he spoke to the owner of Marygolds about removing the A-frame sign in front of the building. Mr. Nelson said after two conversations they have removed the sign. Mr. Nelson said People’s Bank, now M&T bank has applied for a sign permit. Mr. Nelson shared that a representative

from Tesla reached out about installing Electric Vehicle Charging stations in the Caraluzzi's parking lot. He said they are still in the very early stages of planning. Mr. Nelson said Big Y is proposing a new, internally lit LED sign. Mr. Francis and Mr. Mitchell said internally lit signs are not permitted. Mr. Nelson shared that the light posts throughout the Borough are discontinued. Solli Engineering, the company working on 27 Church Hill Road, provided a reasonable substitute. Mr. Nelson said he is not sure if the new BZEO officer will be starting in August or September.

Old Business: None.

New Business:

1. Discussion, review and possible revisions to Articles 5 through 6 of the Zoning Regulations.

The members discussed Articles 5 through 6. Mr. Nelson suggested changing the word "chart" to "table" in Article 5 Section 1. Mr. Francis agreed. Mr. Francis spoke about rewording Article 5 Section 3B which talks about setbacks for horses, cattle, sheep or poultry. He questioned if this is something that should be allowed. Mr. Nelson asked about the \$500 limit listed in Article 5 Section 4D. Discussion took place about the difference between a buffer and a screen. Mr. Francis said the word "screen" should be replaced with "buffer" and "commission" should be replaced with "ZEO" in Article 5 Section 4D. Discussion took place regarding the "Table of Specific Requirements for Buildings and Plots". Discussion took place regarding Article 6: Signs and how to handle window advertisements that are not permitted. While other areas of Articles 5 through 6 were discussed, after all sections are discussed, a draft will be presented

2. Any new proposed signs – none.
3. Acceptance of any new applications - none.

A motion was made to adjourn the meeting at 9:10 p.m.

The next regularly scheduled meeting will be held on Wednesday, August 10, 2022 at 7:00 p.m.

Respectfully Submitted,

Helen Fahey, Clerk