

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 March 8, 2023

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, February 8, 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, Rick Davis and Don Mitchell.

Commission Members Absent: Doug McDonald and Margaret Hull.

Staff Present: Maureen Crick Owen, Clerk.

Public: None.

The meeting was called to order at 7:05 p.m.

Minutes: A motion was made by Mr. Francis to approve the minutes of February 8, 2023 with the revision to the second sentence in the Chairman's report to read: *He also stated that individual certificates of occupancy were issued for the individual homes but not for the entire Enclave development complex.* The motion was seconded by Mr. Davis and unanimously approved.

Chairman's Report: Mr. Nelson discussed the proposed Bank of America lighting request. He also said that he is close to finding a similar lamp post for sidewalk lighting. He also said that most of the sign issues have been resolved. He commented as to the sandwich sign that Marigold's has and what has been done in having them conform to the regulations.

Zoning Enforcement Officer's Report: None.

Old Business:

1. Continue the review of the Zoning Regulations with discussions on article 10, 11, 12 and 13 – Mr. Nelson said that with regard to Article 10, site plan is driven mostly by CT General Statutes. Mrs. Mitchell said she would like to see 3 dimensional drawings provided with applications. Discussion took place regarding whether this type of drawing was needed for every application or could it be at the discretion of the commission or the ZEO. Mr. Francis said it would be helpful if this particular type of drawing was discussed at the pre-application meeting. Mr. Nelson's comment to Article 11 is that in 11.01.a it states "certified plan" but does not state by whom. Mr. Nelson raised that there were two conflicting sentences in 12.04. Mr. Nelson also said he had no major changes for Article 13.
2. Review changes to 7.10 Lighting – see under Chairman's report.

3. Review new Table of Zoning Fees – Mr. Nelson said that he met with the Burgesses to discuss the proposed revised fees for zoning matters. He will be meeting with them again at their March 14th meeting.
4. Review suggested changes to buffering requirements - Mr. Mitchell spoke to buffers and will work on a draft.

New Business:

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

A motion was made to adjourn the meeting at 9:15 p.m.

The next regularly scheduled meeting will be held on Wednesday, April 12, 2023 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen, Clerk