

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 April 12, 2023

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, April 12, 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, Doug McDonald and Don Mitchell.

Commission Members Absent: Rick Davis and Margaret Hull.

Staff Present: Maureen Crick Owen, Clerk.

Public: None.

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

Minutes: A motion was made by Mr. Mitchell to approve the minutes of March 8, 2023. The motion was seconded by Mr. Francis and unanimously approved.

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

- a. Big Y – the sign has been changed and while internally illuminated is not bright at night. In addition, the owner of the shopping center wants to change the elevated walkways to not be elevated. Mr. Nelson said elevated walkways are not required. He said what is required is that they are marked differently than the parking lot.
- b. Bank of America – have not heard from them in the last two months regarding the lighting.
- c. Marygold's – The sandwich sign board issue has been resolved.
- d. Real Estate signs – Mr. Nelson will reach out to appropriate parties regarding the various real estate signs.
- e. Noise – discussion took place regarding property maintenance and construction equipment noise and whether to include hours for noise in regulations.
- f. Signage – Mr. Nelson said while most signage in the Borough is under control, which is not are the churches. Discussion took place on how to address.
- g. Lexington Village – the dumpster area near the Quattro restaurant was discussed as it is neither fenced in nor landscaped. The Market Place restaurant garbage area was also discussed.
- h. 27 Church Hill – Mr. Nelson raised the issue of that project having a basement given the huge hole in the ground. He said he was going to check the approved application to determine if a basement was included.

- i. Burgesses meeting – Mr. Nelson reported that the Burgesses approved the revised zoning fee schedule. He also discussed with them building fees. He learned that Borough building fees were not collected for the property at 27 Church Hill Road. John Poetl is handling this with the owner.
- j.

Zoning Enforcement Officer's Report: Not present but see Chairman's report.

Old Business:

1. Continue the review of the Zoning Regulations – See #4 below.
2. Review changes to 7.10 Lighting – no discussion.
3. Review new Table of Zoning Fees – See Chairman's report above.
4. Review suggested changes to buffering requirements – Mr. Mitchell discussed buffers and said the current regulations do not address insults between properties. The board talked about buffers when a new application is presented, when there was a change of use and various scenarios. They agreed this discussion will continue at the next meeting

New Business:

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

A motion was made to adjourn the meeting at 8:47 p.m.

The next regularly scheduled meeting will be held on Wednesday, May 10, 2023 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen, Clerk