

***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 May 10, 2023**

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, May 10, 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, Don Mitchell, Rick Davis and Margaret Hull.

**Commission Members Absent:** Doug McDonald.

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

**Public:** None.

The meeting was called to order at 7:08 p.m.

Minutes: A motion was made by Mrs. Mitchell to approve the minutes of April 12, 2023. The motion was seconded by Mr. Francis and unanimously approved.

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

- a. Big Y – Mrs. Mitchell stated that the Big Y sign looks bigger. Mr. Nelson said the sign is actually smaller in square footage but appears to look bigger. He noted that they have removed the signs (bakery and such – there were at least 6) and will repaint that area.
- b. 11 Church Hill Road – Another cease-and-desist order has been served on the owner. The four units below ground level are zoned professional and are being used as apartments.
- c. 27 Church Hill Road – Mr. Nelson said that when he looked at the floor plans it showed stairs going to the basement. He said he spoke to Mr. Hugh Sullivan, and he knew about the basement. He said a building like 27 Church Hill Road has to have a basement for the mechanicals and space to allow to vendors to get to them for repair/maintenance. Mr. Nelson suggested that the regulations be made clearer regarding the schematic drawings for applications.
- d. Mr. Nelson announced that Mrs. Owen has resigned as clerk for the Borough Zoning and Zoning Board of Appeals. Mrs. Owen was thanked for her many years of service.

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

Old Business:

1. Continue the review of the Zoning Regulations – Mr. Francis spoke to the open space development regulation and said that he did not think it needed any changes.

Mr. Nelson described how the regulation works as to the number of units per acreage. Mr. Nelson said the next step would be to provide a red-lined copy of the regulations to members to go through to ensure all that has been discussed has been captured. When that has been completed, the draft will be sent to P&Z for their review and comments.

2. Review changes to 7.10 Lighting – not discussed.
3. Review suggested changes to buffering requirements – Mr. Mitchell spoke to different types of buffers. He said it could be a structure or device to reduce an issue with the project and what could be done by the developer to help in this regard. He spoke to 27 Church Hill Road as an example.

New Business:

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

A motion was made to adjourn the meeting at 8:50 p.m.

The next regularly scheduled meeting will be held on Wednesday, June 14, 2023 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen, Clerk