

***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 August 9, 2023**

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, August 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, Don Mitchell, and potential alternate, Mike Mandanaro

**Commission Members Absent:** Doug McDonald, Margaret Hull, Claudia Mitchell, Rick Davis

**Staff Present:** Sarah Phillips, Clerk.

**Public:** Jim Gaston

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

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

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

- a. New sign at intersection of 302 and Main Street. The sign was placed by the town to provide information about upcoming Borough and Town events. The sign was given to the town from the State to use as it sees fit. The town is making the use of the sign available, when it is not in use for Public Works projects. The Borough Zoning will meet with Public Works to correct the procedure. Currently the signs must be in conjunction with the piece of property they are on. Regulations currently stand as not self or internally illuminating. The Commission discussed the safety issue as well.
- b. 11 Church Hill Road – Mr. Nelson said they had issued a cease and desist back in June. Borough ZEO has gone in for a site inspection and found obvious residential occupation, and has been in touch with the owners attorneys to determine a date to which the units will be vacated.
- c. 17 Main Street – Mr. Nelson and ZEO met with Gennaro Bizzarre, owner and attorney occupying the property. He has stated that he is using this building 3 to 4 times a month, by appointment only. Uses the living facility if hes in the area. Mr. Nelson touched on the definition of “residing”, the Commission discussed it. Mr. Nelson will invite him to meet the Commission and discuss the use.
- d. 6 Queen Street - Bank of America, inquiring about adding new light fixtures to the parking and exterior of the building. Mr. Nelson discussed some issues with the specs on the new fixtures not blending with surrounding lighting due to brightness, and not meeting Brough Zoning Regulations. The Commission

- reviewed the lighting plans and agreed lights do not blend and would not meet the Village District Regulations or needs.
- e. Mr. Nelson presented the new Sidewalk Lighting Standard. The Commission approved. 27 Church Hill would use these on their sidewalk along Church Hill Road.
  - f. The commission discussed mixed use parking.

Zoning Enforcement Officer's Report: Joe Chapman submitted a report, to the Burgesses and it was reviewed with the Commission, as well. Notable items on the report were discussed by Mr. Nelson, see Chairman Report above.

Old Business: None.

New Business:

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

A motion was made to adjourn the meeting at 8:54 p.m.

The next regularly scheduled meeting will be held on Wednesday, September 13, 2023 at 7:00 p.m.

Respectfully Submitted,

Sarah Phillips, Clerk