

***Borough of Newtown
Zoning Commission
Newtown, Connecticut***

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN ZONING
COMMISSION**

Minutes of the Meeting and Public Hearing of March 20, 2012

Minutes of the Special Meeting and Public Hearing of the Borough of Newtown Zoning Commission on Wednesday, March 20, 2012 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Linda Shepard called the meeting to order at 7:17 p.m.

Commission Members Present: Linda Shepard, David Francis, Brid Craddock, Lucy Sullivan, and Alternate: Palmer Chiappetta.

Commission Members Absent: Douglas Nelson.

Staff Present: Jean St. Jean, Borough Zoning Enforcement Officer, Donald Mitchell, Borough Attorney, Ann Benore, Borough Clerk.

Also Present: Dr. Curtis Beck (12 Queen Street - 7:25 p.m), Deb Weisman (Newtown Veterinary Specialists), Andy Gorosko (Newtown Bee)

***Chairman Shepard reported that Lucy Sullivan listened to the tape from the February 8, 2012 public hearing.

Public Hearing:

Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 6 relating to standards of signs on properties in Residential zones.

Chairman Shepard presented a letter to be read in into record by Secretary David Francis dated March 1, 2012 from Lilla Dean, Chairman, Planning & Zoning Commission regarding mandatory referral under CGS 8-24 from the Borough of Newtown for proposed amendment to the Borough of Newtown zoning regulations at sections 6.07A, 6.05B2, 6.02 and 6.02A pertaining to signs in residential zones. The Town of Newtown Planning & Zoning Commission recommends the approval of the proposed amendments.

Attorney Mitchell noted that the Commissioners have heard public input on proposed sign regulations for residential properties at the last public hearing. The proposal tonight is just on the small signs that are allowed on the property or within the right of way on Main Street.

Discussion occurred regarding the size of existing signs on Main Street. Attorney Mitchell reminded all that the only accessory uses allowed that have commercial free speech rights are professional offices and nursery schools. As accessory uses the signs are not meant to attract the attention of drivers by but are meant as markers.

Ms. Craddock presented a list of existing commercial signs on Main Street which included their location, size, and appearance as well as photographs of each one.

Chairman Shepard closed the Public Hearing at 7:35 p.m.

Meeting:

Mr. Francis made a motion to accept the version approved by the Planning & Zoning Commission as of March 1, 2012 and at the same time to reject any previous version, seconded by Ms. Sullivan. Vote as follows:

David Francis	Yes
Brid Craddock	Yes
Lucy Sullivan	Yes
Palmer Chiapetta	No
Linda Shepard	No

Due to a majority vote, the motion passes.

Chairman Shepard read a letter dated March 12, 2012 addressed to Jean St. Jean regarding Beck Dental Office at 12 Queen Street asking for a 120 day extension of the Emergency Suspension of Regulations. Dr. Beck reported that progress was good with respect to replacing the existing building on the property.

Mr. Francis made a motion that approval of an extension would not adversely affect the public, seconded by Ms. Craddock and unanimously approved.

Ms. Sullivan made a motion to allow a 120 day extension to Dr. Beck, seconded by Chairman Shepard and unanimously approved.

Mr. Francis made a motion to accept the minutes from the February 8, 2012 meeting, seconded by Ms. Craddock and unanimously approved.

Mrs. St. Jean reported that the review of the Plan of Conservation and Development has started. As Borough matters are discussed, Ms. Shepard, Ms. Craddock and Mr. Nelson will attend those meetings.

Mr. Francis made a motion that the new sign regulations would be effective as of April 15, 2012, seconded by Ms. Shepard and unanimously approved.

Mrs. St. Jean also reported that a woman has asked about having an adult day care center in the Borough residential area. Ms. St. Jean said that there are no state regulations regarding adult day care centers. She does not believe it would work in a residential zone based on zoning regulations but will make copies of the material given to her for the board's review. She suggested they think about other locations in town that may be a possibility.

Discussion occurred regarding the proposal by Newtown Veterinary Specialists on Church Hill Road for a sign. Attorney Mitchell suggested that the Board may want to amend regulations with respect to posts for the sign.

At 8:20 p.m., the Board voted to go into executive session.

At 8:38 p.m., the Board voted to come out of executive session.

There being no other business to transact the meeting was adjourned at 8:50 p.m. The next regularly scheduled meeting will be held on April 11, 2012.

Ann M. Benore
Borough Clerk