

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

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

Minutes of the Meeting of April 11, 2012

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, April 11, 2012 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Linda Shepard called the meeting to order at 7:15 p.m.

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

Commission Members Absent: Lucy Sullivan.

Staff Present: Jean St. Jean, Borough Zoning Enforcement Officer, Donald Mitchell, Borough Attorney, Maureen Crick Owen, Clerk.

Also Present: Dr. Curtis Beck (12 Queen Street).

Mr. Nelson made a motion to accept the minutes of the March 20, 2012 meeting, seconded by Ms. Craddock and unanimously approved.

Old Business:

- a. Any new proposed signs - none
- b. Acceptance of any new applications - The Commission accepted from the applicant, Curtis Beck, village district, site plan and special exception applications for construction of a building at 12 Queen Street, Newtown.
- c. Any other old business - none.

New Business:

- a. Mrs. St. Jean discussed with the commission possible new projects within the Borough.
- b. Proposed changes to zoning regulations were discussed as follows:
 - i. Section 4.08D and 4.10 D - Eliminate the reference to minimum lot area shall be computed at 43,560 square feet for each 9,000 square feet of gross floor area or fraction thereof. The language conflicts with the table found in Article 5 and coverage is addressed by the table in Article 5.
 - ii. Section 8.04F.3 and 12.05C - The Commission already has the authority to approve non-substantial modifications for site plan approvals without a public hearing and without special notices. The proposed change now allows the Commission to approve or disapprove non-substantial modifications to village district and special exception approvals without a public hearing or special notice as otherwise would be required.
 - iii. Section 4.05 and 4.06 - Add Residential Open Space Development to uses in Residential Zones by Special Exception. This proposed change would allow cluster of single family homes, disturbs less land, promotes conservation development, allows greater

density, applies only to parcels of more than 25 acres, and works well for hard developed property.

The Commission unanimously agreed to send all the proposed regulations to the Planning & Zoning Commission for their written comments.

There being no other business to transact the meeting was adjourned at 8:35 p.m. The next regularly scheduled meeting is May 9, 2012 but is cancelled. The Commission will hold a special meeting on May 16, 2012.

Maureen Crick Owen
Clerk, Borough Zoning Commission