

***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 November 14, 2012

Minutes of the Public Hearing and Regular Meeting of the Borough of Newtown Zoning Commission on Wednesday, November 14, 2012 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Douglas Nelson called the meeting to order at 7:18 p.m.

Commission Members Present: Douglas Nelson, Linda Shepard, David Francis, Lucy Sullivan

Commission Members Absent: Brid Craddock, Alternate: Palmer Chiappetta

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

Also Present: John Madzula (Architect, 20 The Boulevard), Dr. Joseph Young (25 Church Hill Road), Adele Unger (William Pitt Realty, 34 Church Hill Road)

Meeting:

Mr. Francis made a motion to accept the minutes of the October 10, 2012 meeting, seconded by Ms. Shepard and unanimously approved.

Adele Unger, a representative for William Pitt Realty, 34 Church Hill Road, was present to ask for approval of 2 possible designs for a new sign for the agency. She presented both drawings to the Board and the Board approved the use of either design.

Dr. Joseph Young, 25 Church Hill Road, proposed an amendment to the sign regulations of the Borough of Newtown zoning regulations at section A6-6, section D, paragraph 2. He asked that the regulations would allow Professional Zone locations the ability to have signage in the rear of their buildings such as the Business Zone regulation. Chairman Nelson said there is a significant difference between Business and Professional Zones, and suggested the Commission take Dr. Young's input and look at the regulations. Zoning Officer Jean St. Jean stated that parking for Professional Zones is in the rear of the building and said that such signage would be helpful to customers.

Dr. Young also proposed the addition of a wall sign to be used to mark the front of a professional building as well as a marker sign. He presented a drawing of a design of his building with wall signs. Discussion occurred regarding the size of the proposed signs as well as permitted use for

all tenants in the building. Chairman Nelson said the Board would look at the regulations and suggested the matter be put on next month's agenda

Before the Public Hearing was to open, Chairman Nelson pointed out to John Madzula, Architect, 20 The Boulevard, that his site plan application was incomplete. There was a question whether or not adequate notice was given to the public regarding the application. Chairman Nelson read the Legal Notice dated October 15, 2012. He pointed out that the wording of the second paragraph raised some caution because the actual square footage was actually 4,410 square feet as opposed to 2,100 square feet. He also stated that the application was incomplete because Conservation Director Rob Sibley sent out a set of questions regarding the proposed application and has not yet sent a follow-up letter stating that the deficiencies have been addressed.

Attorney Donald Mitchell stated that there were two choices: 1) The Board can proceed with the Public Hearing with an incomplete application and leave the meeting open or 2) The application can be pulled and be re-noticed for next month's meeting. John Madzula agreed to pull the application and when the map is filed reflecting a new gross area of 4,410 square feet, he would re-notice the proposal.

Attorney Donald Mitchell spoke about the occupants/uses of Edmond Town Hall with respect to Connections Church. He questioned whether the town hall could be used as a place of worship and/or have church events. Chairman Nelson suggested that Connections Church be invited to the January to discuss the matter.

Zoning Officer Jean St. Jean reported that the 120 day extension to Dr. Beck (12 Queen Street) is nearing the end. She stated that she will call Dr. Beck and invite him to the December meeting to present his proposed amendment to the regulations.

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 December 12, 2012.

Ann M. Benore
Borough Clerk