

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

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

Minutes of the Special Meeting and Public Hearing of October 24, 2013

Minutes of the Special Meeting and Public Hearing of the Borough of Newtown Zoning Commission on Thursday, October 24, 2013 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:15 p.m.

Commission Members Present: Linda Shepard, Doug Nelson, David Francis, Brid Craddock, Lucy Sullivan.

Commission Members Absent: Alternate: Palmer Chiappetta.

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

Also Present: Dr. Curtis Beck, Jonathan Kost, Architect and Steve Trinkaus of Trinkaus Engineering, LLC.

Attorney Mitchell informed the Commission that there have been changes to the village district, site plan and special exception for the property owned by Curtis Beck at 12 Queen Street, Newtown. When the changes were received they seemed to be insignificant, however, all that is for discussion at the public hearing is the application for amendment to the village district approval.

Public Hearing:

Application of Curtis Beck for an amendment to the village district approval for construction of a building on property located at 12 Queen Street, Newtown, CT. The subject property is located in a B½ zone.

Chairman Nelson opened the public hearing and read into the record the legal notice. Mrs. Shepherd read into the record the letter from Ronald E. Bolmer P.E., Borough Engineer dated October 21, 2013. Ms. Craddock read into the record a portion of the letter from Bennett Sullivan Associates dated October 11, 2013, specifically starting on Page 2 with Architectural Land Use Summary and Review through the end of the letter.

Jonathan Kost, Architect, and Curtis Beck and Steve Trinkaus of Trinkaus Engineering, LLC were present to present the application.

Mr. Kost said that the building had been rescaled from the original building that was presented at the original application. He said through value engineering they brought the roof line down. He said the original building was much higher and that this building has the same footprint as the original application. He said that the square footage has changed by 120 square feet which is found on the second floor in the back of the building. Mr. Kost said that the LUCA does not go to the third floor. The conditioned attic will be used for storage and is approximate 14' x 60' with 7' headroom. This space cannot be used as habitable space and will be accessed by a staircase. Mr. Kost said that nothing changes in the site/building coverage from the original application. Mr. Kost said that the building is 26.10' to the peak of the roof. The square footage in this building is 5,870 as compared to 5,750 in the original application. The outside materials will remain the same.

Steve Trinkaus of Trinkaus Engineering, LLC discussed the Bioretention system and the grading for drainage. There will be a walkway which will tie into the existing walkway in the Big Y shopping center.

There was no public in attendance.

Meeting:

Old Business:

1. Application of Curtis Beck for an amendment to the village district approval for construction of a building on property located at 12 Queen Street, Newtown - Ms. Craddock made a motion to approve the application of Curtis Beck for an amendment to the village district approval for construction of a two story building on property located at 12 Queen Street, Newtown, CT with the following stipulations:

1. Receipt by the Commission of information showing the pre and post development flows from the site with regard to the Bioretention system; and
2. Receipt by the Commission of a fully signed and notarized Settlement Agreement and Release between Dr. Curtis Beck and P.W. Scott Engineering & Architecture, P.C.

The motion was seconded by Mrs. Sullivan and was unanimously approved. The vote was as follows:

Linda Shepard - Yes
Doug Nelson - Yes
David Francis - Yes
Brid Craddock - Yes
Lucy Sullivan - Yes

2. Discussion took place regarding the minor change to the approvals of St. Rose regarding the addition of parking spaces on the easterly side of the Rectory building.

3. Signs:
 - (a) The application for a temporary sign for Newtown Insurance at 34 Church Hill was approved.
 - (b) The sign for 33 Church Hill Road was approved.
4. Discussion took place regarding the revisions to Article 6.

There being no other business to transact the meeting was adjourned at 8:45 p.m. The next regularly scheduled meeting will be held on November 13, 2013.

Maureen Crick Owen
Zoning Clerk