

***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 January 8, 2014

Minutes of the Meeting and Public Hearing of the Borough of Newtown Zoning Commission on Wednesday, January 8, 2014 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:25 p.m.

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

Commission Members Absent: David Francis and Palmer Chiappetta.

Staff Present: Donald Mitchell, Borough Attorney, and Maureen Crick Owen, Zoning Clerk.

Staff Absent: Jean St. Jean, Borough Zoning Enforcement Officer,

Meeting:

1. There are no sign applications.
2. St. Rose property – revisions to parking – it was agreed that St. Rose needs to submit an acceptable drawing for the record which can then be reviewed and a decision can be made.
3. Burgerittoville – they sent a letter suggesting that a change be made to the zoning regulations. No action required.

Public Hearing:

Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 4 (Uses) to change allowed special exception uses in a Residential Zone, provide rules for lots that lie in more than one zone, allow outdoor sales and storage of merchandise in a Business Zone with a permit and to make editorial changes.

Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 6 (Signs) to provide additional signage in Professional, Business and Industrial zones on lots with multiple buildings.

Chairman Nelson opened the public hearing at 7:35 p.m. and read into the record the legal notice. Chairman Nelson read into the record the letter from Robert Mulholland, Chairman of the Newtown Planning & Zoning Commission dated January 7, 2014,

which stated that the Town of Newtown Planning and Zoning Commission voted to recommend the approval of the proposed amendments.

James Gaston, 18 Main Street, stated he opened up his law office at 33 Church Hill Road and he needs to put up a sign. Ideally he said he would like to have a hanging sign like the one that used to be there and there could be another sign directing to the building in the rear of the property. He stated that this property abuts two streets – The Boulevard and Church Hill Road. He said since two roads two signs is ultimately what they would like to do.

Chairman Nelson discussed the rationale of how the commission got to the proposed revisions. He said that some signage is allowed on the building.

Mr. Gaston said signage on a historic building is not good. Also if people are going to find his business how can they see the sign on the building from the street. Mr. Gaston said that his office has visibility from The Boulevard but there is no access to that street from his property.

Mrs. Sullivan asked what about if a building has no wall space. Mr. Gaston suggested that the regulations provide for an exception, if reasonably practical, that if there is no space for a wall sign then a free standing sign would be allowed instead. Mr. Gaston said that people need to know you are in business. Chairman Nelson thanked Mr. Gaston for his input. He noted that there was no other public present.

Chairman Nelson said that they would now discuss the proposed revisions to Article 4 and noted that there was no public present. Outdoor sales have not been allowed however it is being done and it is unregulated. The revisions to this article provide for regulating outdoor sales. This change is beneficial for public safety and should be included in gross floor area.

The public hearing was closed at 8:20 p.m.

Meeting:

Old Business:

1. (a) Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 4 (Uses) to change allowed special exception uses in a Residential Zone, provide rules for lots that lie in more than one zone, allow outdoor sales and storage of merchandise in a Business Zone with a permit and to make editorial changes.

(b) Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 6 (Signs) to provide additional signage in Professional, Business and Industrial zones on lots with multiple buildings.

Discussion took place about the points raised regarding the sign regulations. It was agreed that no action would be taken on the proposed changes and the discussion would be continued at the next meeting.

There being no other business to transact the meeting was adjourned at 9:05 p.m. The next regularly scheduled meeting will be held on February 12, 2014.

Maureen Crick Owen
Zoning Clerk