

***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 June 11, 2014

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, May 14, 2014 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:20 p.m.

Note: Susan Filan and Michael Guman were sworn in as Alternate members prior to the start of the meeting by Attorney Mitchell.

Commission Members Present: Doug Nelson, Lucy Sullivan, Susan Filan and Michael Guman.

Commission Members Absent: Brid Craddock, David Francis, Linda Shepard.

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

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

Discussion took place regarding zoning regulations for the benefit of the new members.

It was agreed that the meeting time for meetings would be changed to 7:00 p.m. from 7:15 p.m.

Public Hearing:

Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 4.04.1 (Emergency Suspension of Regulations) regarding additional applications for emergency suspension of the regulations relating to the same occurrence.

Chairman Nelson opened the public hearing at 8:25 p.m. and read into the record the legal notice. Chairman Nelson also read into the record the letter from Robert Mulholland, Chairman of the Newtown Planning & Zoning Commission dated June 6, 2014, which stated that the Town of Newtown Planning and Zoning Commission voted to recommend the approval of the proposed amendment.

Chairman Nelson stated that the wording change is small and is not open-ended. The key part of the proposed revision is that it is not open-ended. Applicant must provide to

the commission valid reasons why they are requesting the extension. Attorney Mitchell noted for the record that there were no members from the public present to speak in favor or against the application. Attorney Mitchell also provided some background that due to more restrictions with financing and slowdowns within the State (because of cut backs, fewer employees, etc.) state approvals were taking longer. The State of Connecticut has recognized this through some of their legislation. Mrs. Sullivan stated that the revised language gives the board an opportunity to examine the situation and get accountability from the applicant. Chairman Nelson stated that the onus is on the applicant to convince the board the reason for the request of the extension. Attorney Mitchell said that the proposed revised regulation gives the board the discretion to approve or not approve. The public hearing was closed at 8:35 p.m.

Meeting:

1. Application by the Borough of Newtown Zoning Commission for proposed amendments to Article 4.04.1: Mrs. Sullivan made a motion to approve the application by the Borough of Newtown Zoning Commission for proposed amendments to Article 4.04.1 (Emergency Suspension of Regulations), as presented, with an effective date of June 23, 2014. The motion was seconded by Mr. Guman and unanimously approved. The vote was as follows:

Douglas Nelson – Yes
Lucy Sullivan – Yes
Susan Filan – Yes
Michael Guman – Yes

2. The minutes were tabled until the next meeting.
3. There were no new sign applications.
4. There were no new applications.
5. Discussion took place regarding various projects within the Borough.

There being no other business to transact the meeting was adjourned at 9:15 p.m. The next regularly scheduled meeting will be held on June 9, 2014.

Maureen Crick Owen
Zoning Clerk