

***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 May 13, 2015

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, May 13, 2015 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:07 p.m.

Commission Members Present: Doug Nelson, Lucy Sullivan, David Francis (arrived at 7:25 p.m.) and Michael Guman.

Commission Members Absent: Brid Craddock and Susan Filan.

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

Staff Absent: None.

Public Present: Bill McCarthy and Alan Shepard (at 8:35 p.m.).

Signs: Representative from Catherine Violet Hubbard Foundation was present to present her sign permit application for temporary signs for an event to be held on June 6, 2015 from 12:00 p.m. – 4:00 p.m. to introduce the sanctuary and what it is about. Chairman Nelson reviewed the application and commented to her that she could probably get her message across without as many temporary signs as she was requesting. She was asked to review the locations and meet with Mrs. St. Jean.

Continuation of Public Hearing:

Application of Mark Fois c/o Aquarion Water Company to construction a water pumping station on property owned by Newtown Hook & Ladder Company No. 1, Inc. located at 12 Church Hill Road.

Chairman Nelson opened the public hearing at 7:25 p.m. Chairman Nelson read into the record a letter from R. Camejo to Chairman Nelson authorizing the Aquarion application.

Mr. Fois was present to address the commission. He said there would be no signage at this time. He showed the specific location of the pumping station. He showed the lighting plan which includes two lights only – one above each of the doors. The lights would be downward facing and dark sky compliant. He showed two different renderings of what the pump station would look like. He has submitted the renderings to the Borough Historic Commission with their application. They have not received approval

as of yet from the Borough Historic Commission. He said the pumping station is an accessory structure not overstating the firehouse.

Bill McCarthy, Building Commission, Newtown Hook & Ladder, said they have not seen any of what Mr. Fois was presenting to the commission.

Mr. Fois said the easement is in process.

Attorney Mitchell said the commission has another 35 days within which to act on this application. Chairman Nelson said they still need to see the landscaping plan.

Chairman Nelson said they still need the following:

- Easement between Newtown Hook & Ladder and Aquarion Water
- Historic District approval
- Landscaping plan
- Planning Commission letter (to be obtained by Commission)

Chairman Nelson explained to Mr. Fois what the options would be at the next meeting if all the information was not presented.

Mr. Guman inquired if there was an evaluation done as to building the pump station underground. Mr. Guman said he would rather see utilities invisible and hope town officials encourage less above ground utilities. Mr. Fois said that building underground presents safety issues for the workers; moist, dampness and dust are challenges for underground. He said that the advantage to building above ground is that it is sustainable, maintainable, safe for their workers, meets their objection and that this plan serves the long term needs better.

Chairman Nelson confirmed that there would be no fencing around the pump house.

Mrs. Sullivan made a motion to continue the public hearing to June 10, 2015 at 7:00 p.m. at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. The motion was seconded by Mr. Guman and unanimously approved.

33 Main Street:

Chris Hotis, owner of 33 Main Street presented to the Commission his renovations and parking plan for 33 Main Street. He provided an in depth explanation of the renovations (outside and inside), proposed tenants and uses of building, and parking. The Commission all agreed that the building – when completed – will be great for the Borough.

12 Queen Street:

It was agreed that the addition of the generator to Dr. Beck's property is a non-substantial change and the decision regarding same will be deferred to Mrs. St. Jean.

Discussion took place about window advertising/signs.

There being no other business to transact the meeting was adjourned at 9:10 p.m. The next regularly scheduled meeting will be held on June 10, 2015.

Maureen Crick Owen
Zoning Clerk