

***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 10, 2015

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, June 10, 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 7:20 p.m.), and Michael Guman.

**Commission Members Absent:** Brid Craddock and Susan Filan.

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

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

**Public Present:** Rob Manna, Rick Camejo, Press from The Bee, Mark Fois from Aquarion Water Company of Connecticut and one person from the public.

Chairman Nelson discussed reviewing the sign regulations with special attention to language regarding window signs. It was discussed taking out all all references to signs in Article 2 – Definitions and put them all in Article 6 – Signs. Currently the regulations state no window advertising. The goal is to eliminate clutter.

**Continuation of Public Hearing:**

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

Chairman Nelson opened the public hearing at 7:20 p.m. Mark Fois was presented the additional information to the Commission. He submitted the rendering which was approved by the Borough Historic District and the landscape plan. He described the landscape plan and said that it will blend in with the landscape plan of Newtown Hook & Ladder. Mr. Manna said that their landscape plan with compliment what Newtown Hook & Ladder will be doing around the flagpole area on their property. It was represented by Mr. Fois that Aquarion has entered into an agreement and are in the process of closing on that and will provide a copy subsequent to this meeting. Mr. Manna stated that Newtown Hook & Ladder voted in favor of the terms of the easement a few days ago. Mr. Fois confirmed that the compressor will have a constant humming sound and will be on the east side of the building. Chairman Nelson read into the record the letter from

Chairman Robert Mulholland, Chairman of the Planning & Zoning Commission their letter of April 2, 2015 wherein the voted to recommend the approval of this application.

Charles Zukowski of 4 Cornfield Ridge Road asked if this was replacing an existing pumping station. Mr. Fois explained that it is and that the removal of the existing pumping station in front of the Newtown Police Department building is a separate project and that they would seek the necessary permits.

Mr. Fois stated that the compressor is internal but the exhaust will be out the southeast side of the building. He also said that there has been discussion between Aquarion and Newtown Hook & Ladder on sharing their generator.

Mr. Zukowski asked if more construction occurs will the pumping station need to be upgraded. Mr. Fois stated that they do not anticipate upgrading the pumping station. The service life is about 50 years and their plan for this pumping station is for the current and long term needs.

Mrs. Sullivan asked about the property line on the Webster Bank side of the property.

Mr. Fois said that Aquarion has in house and service providers that will provide maintenance to the building including cutting grass, arborists, etc.

Chairman Nelson discussed receiving a copy of the final signed easement as part of the record but that it not be part of the approval. He also commented that the generator and vents should be on the southeast side of the building and be a condition as well as the landscape plan/maintenance be a condition.

The hearing was closed at 7:45 p.m.

Chairman Nelson stated that at the April meeting the applicant agreed that they were okay with Mr. Guman sitting on the application given his proximity to the subject property. After discussion, Mr. Guman recused himself from voting on this application.

Mr. Francis made a motion to approve the application Application of Mark Fois c/o Aquarion Water Company to construct a water pumping station on property owned by Newtown Hook & Ladder Company No. 1 located at 12 Church Hill Road, as presented, with the following stipulations:

1. HVAC (located on outside of pumping station) and generator vents will be located on southeast side of pumping station.
2. Copy of permanent signed easement shall be provided to the Commission as soon as practical after it is signed/recorded.
3. Landscape plan as presented and maintained.

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

Douglas Nelson – Yes  
David Francis – Yes  
Lucy Sullivan – Yes

Mr. Francis made a motion to approve the minutes of the meetings of April 8 and May 13, 2015, seconded by Mrs. Sullivan and unanimously approved.

Chairman Nelson said that at the next meeting he wanted to continue the review of the regulations by working on Articles 2, 11 and 12.

Discussion took place regarding “gross floor area”. Discussion also took place regarding correspondence received from G. Benson.

Mrs. Sullivan made a motion to adjourn the meeting, seconded by Mr. Guman and unanimously approved. The meeting was adjourned at 8:45 p.m. The next regularly scheduled meeting will be held on July 8, 2015.

Maureen Crick Owen  
Zoning Clerk