

***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 of July 22, 2015

Minutes of the Special Meeting of the Borough of Newtown Zoning Commission on Wednesday, July 22, 2015 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:04 p.m.

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

**Commission Members Absent:** David Francis and Brid Craddock.

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

**Staff Absent:** Donald Mitchell, Borough Attorney.

Mr. Joseph Kasper on behalf of the Big Y Shopping Center told the Commission he did not realize he needed to come before the commission regarding his changes to the center. Chairman Nelson explained that because he has a special exception approval any changes need to come before the Commission to determine if they are substantial or not substantial changes. Mr. Kasper said that on Building B (building where nail salon and liquor store are located) has a very long room. He said it needs new gutters and he is going to add 3 dormers. The dormers will be added to the side of the building from the cupola down to the end where the liquor store is located. The fascia was 1.5' but will now be 3' which will give extra protection to pedestrians. The other side of the building will not have dormers because of the slope of the roof of People's Bank. Mrs. Sullivan made a motion to state that the addition of the three (3) dormers to Building B in the Big Y Shopping Center is not a substantial change. The motion was seconded by Ms. Filan and unanimously approved.

Mr. Kasper also discussed the Commission the signs he would like to place on the two cupolas in the center. It was explained to him that he needed the dimensions and a completed application. Chairman Nelson suggested he deal with Ms. St. Jean on this when he gets the additional information.

There being no other business to transact the meeting was adjourned at 7:40 p.m.

Maureen Crick Owen  
Zoning Clerk