

***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 August 12, 2015

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, August 12, 2015 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: Doug Nelson, David Francis. Brid Craddock, Lucy Sullivan and Michael Guman.

Commission Members Absent: Susan Filan and Robert Connor.

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

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

1. Mr. Hugh Sullivan, architect, was present to discuss 30-32 Church Hill Road. He presented the color schemes for the buildings at the property. The color of the buildings will be sail cloth with linen trim. The Commission had no questions for Mr. Sullivan and all consented to the color. Mr. Sullivan said the parking lots would be striped white.
2. Chairman Nelson discussed with the Commission Mr. Kasper's request to have signs on the two cupolas at the Big Y shopping center to identify the shopping center. Currently the shopping center does not have any signs on the street identifying the center.
3. Chairman Nelson informed the Commission about the landscaping at the Caraluzzi's shopping center. It was discussed with the Commission that if the landscaping plan had to be revised from the original plan, the Commission deemed that it would be a non-substantial change.
4. Chairman Nelson informed the Commission that some professionals on Church Hill Road might be at the next meeting to discuss signs. Chairman Nelson said that the professional zone was created for the professionals so that they could afford office space as many professionals might not be want to or be able to pay the cost of rentals in a business zone. The professional zone also was a buffer between the business and residential zones.

5. Discussion took place regarding outside permits and window advertising. Chairman Nelson asked the Commission to give this thought as he wanted to discuss it at the next meeting.

6. Discussion took place regarding the proposed changes to Article 12 of the zoning regulations.

7. Discussion took place regarding gross floor area and what should or should not be included in the gross floor area. Chairman Nelson said that there is no longer excess parking with Lexington Gardens is completed. He said whatever changes the Commission might decide on concerning the definition of gross floor area will have a direct impact on the parking spaces.

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 September 9, 2015.

Maureen Crick Owen
Zoning Clerk