

***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 November 18, 2015

Minutes of the Special Meeting of the Borough of Newtown Zoning Commission on Wednesday, November 18, 2015 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:09 p.m.

Commission Members Present: Doug Nelson, Lucy Sullivan, David Francis, Brid Craddock, Michael Guman and Robert Connor.

Commission Members Absent: Susan Filan

Staff Present: Donald Mitchell, Borough Attorney

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

Mr. Francis made a motion to accept the minutes of the meetings of July 8, 2015, July 22, 2015 and August 12, 2015. The motion was seconded by Ms. Craddock and unanimously approved.

1. Discussion took place regarding Article 11 (Erosion and Sediment Control), and it was decided to approve several changes to be submitted to Planning.

Ms. Craddock made a motion to approve proposed changes to Article 11 (11.06.D, 11.07.D and 11.09) and submit to Planning. The motion was seconded by Ms. Sullivan and unanimously approved.

2. Proposed changes to Article 12 were discussed specifically regarding the five year look-back period for construction, reconstruction or rehabilitation of property in the Village District. Mr. Francis suggested adding a clause to the application reflecting a sign-off by the applicant confirming no modifications have been made in the last 5 years.

Mr. Francis made a motion to approve proposed changes to Article 12 (12.07) regarding Specific Regulatory Standards and submit to Planning. The motion was seconded by Ms. Sullivan and unanimously approved.

3. Discussion occurred on Article 2 regarding the definition of a Business Building and discrete building structures. Mr. Francis wants to make sure that any changes to the language do not make it difficult for developers. Focus should be on minimizing visual mass of the components when viewed from any public way.

Ms. Sullivan made a motion to approve proposed changes to Article 2 (2.02.D) to be submitted to Planning. The motion was seconded by Mr. Francis and unanimously approved.

4. The definition of Gross Floor Area in Article 2 was discussed, in particular the inclusion of basements with the exception of those used for storage/housing of mechanical/HVAC equipment.

Ms. Sullivan made a motion to approve proposed changes to Article 2 (2.07.B) and submit to Planning. The motion was seconded by Mr. Francis and unanimously approved.

5. Discussion took place about Article 6 and Signs. The definition of Window Advertising Signs was discussed and it was decided to table until the next meeting to reach agreement. Hanging signs, Roadside Identification Signs, and Temporary Sign Permits were discussed in some detail. The goal is to reduce clutter along the roads.

Ms. Sullivan made a motion to approve proposed changes to Article 6 (6.03; 6.07.B.1; 6.07.B.1.b; 6.07.B.1.f; 6.07.B.1.g; 6.07.C.2; 6.07.D.1.b; 6.07.D.3; 6.07.F) and submit to Planning. The motion was seconded by Mr. Francis and unanimously approved.

There being no other business to transact the meeting was adjourned at 9:17 p.m.

Ann M. LoBosco, Clerk