

***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 April 13, 2016

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, April 13, 2016 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:30 p.m.

**Commission Members Present:** Doug Nelson, Brid Craddock, David Francis, Mike Guman, and Robert Connor.

**Commission Members Absent:** Lucy Sullivan and Susan Filan.

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

**Staff Absent: Public Present:** None.

**Also Present:** George Benson, Land Use Director, Town of Newtown.

1. Mr. Benson spoke about their residential open space development regulation (Section 4.05.1). He talked to the point about having conservation easement with conditions.
2. Mr. Benson spoke about a conceptual idea for property within the Borough and to get their feedback on the conceptual idea.
3. Village District on Main Street: Discussion took place about a Village District overlay for Main Street and with discussion regarding the charge of the Borough Historic District. It was agreed that two members from the Commission would meet with the Borough Historic District to see how they can work together for the main goal of preserving Main Street in its rural New England character.
4. 77 Main Street: Chairman Nelson discussed the meetings he and Attorney Mitchell have had with Newtown Volunteer Ambulance and Danbury Ambulance. He discussed what Danbury Ambulance's intent is with the property. Governmental versus municipal was discussed as well in regards to the regulations. Discussion took place regarding emergency services being allowed as a use in a residential zone and that this could possibly be a regulation change. A draft will be available for the next meeting.

5. Discussion took place regarding the professional zone and to possibly include personal services (not retail) as an allowed use in said zone. Mr. Benson suggested opening up the definition of professional.

There being no other business to transact the meeting was adjourned at 9:25 p.m. The next regularly scheduled meeting will be held on May 11, 2016.

Respectfully submitted,

Maureen Crick Owen  
Zoning Clerk