

Borough of Newtown Zoning Commission Newtown, Connecticut

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN ZONING COMMISSION

Minutes of the Regular Meeting of June 8, 2016

Minutes of the Regular Meeting of the Borough of Newtown Zoning Commission on Wednesday, June 8, 2016 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:06 p.m.

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

Commission Members Absent: Robert Connor.

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

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

Also Present: Mr. Colbert

Ms. Mitchell was sworn in as an alternate member of the board. Previously Ms. Filan's resignation was accepted and Mr. Guman was sworn in as a regular member to fill Ms. Filan's term.

Mrs. Sullivan made a motion to approve the February 10, 2016 minutes, seconded by Ms. Craddock and unanimously approved.

Mr. Francis made a motion to approve the March 9, 2016 minutes, seconded by Mr. Guman and unanimously approved.

Mr. Guman made a motion to approve the April 13, 2016 minutes, seconded by Mr. Francis and unanimously approved.

Mr. Nelson made a motion to approve the May 11, 2016 with the one revision to change June 15 to June 8 in the last paragraph, Mrs. Sullivan and unanimously approved.

New Business:

There were no new sign applications.

There was no other new business.

Old Business:

1. Update on 30-32 Church Hill Road: Mr. Nelson reported that he and Attorney Mitchell had a meeting with Mr. Hugh Sullivan regarding the signs for Lexington Gardens complex. Mr. Nelson reminded the board that at their public hearing on this application Mr. Sullivan had stated that signage would be addressed at a later date. Mr. Sullivan has addressed possible changes to 30 Church Hill Road which are different than what was approved. The board agreed that those would be substantial changes and would require an amended application and public hearing. It was agreed that this would be communicated to Mr. Sullivan and that it should be addressed sooner than later.
2. 77 Main Street: A final report has just been received by the Newtown Ambulance. A copy was delivered to George Benson.
3. Village District along Main Street: Discussion was put on hold for this meeting but at next meeting they will look at land record documents to determine what properties are in the Borough Historic District.
4. Professional Uses: Discussion took place concerning expanding the definition of professional uses to include personal service establishments and light office (i.e. not for profit). The expansion of the definition would not include retail, restaurants, etc. because the professional properties abut residential properties which were why the professional zone was created originally. Mr. Colbert asked why exclude retail. Attorney Mitchell and Mr. Nelson both stated that they need to look into the future/down the road and to think about what could impact the residential properties. The board discussed changing the name of the Professional Zone to something that would encompass the possible changes to this zone. This will be further discussed at the next meeting.
5. Expanded Uses for Vacated Municipal Buildings: The board was reminded that the municipality has to generate revenue to support the building. And that the municipality can only do what the state allows a municipality to do.
6. Other: Discussion that the application for cluster housing located on the property on Mt. Pleasant Road might be submitted to this board soon.

There being no further business the meeting was adjourned at 8:53 p.m. The next regularly scheduled meeting will be held on July 13, 2016.

Respectfully submitted,

Maureen Crick Owen
Clerk