

BOROUGH OF NEWTOWN ZONING COMMISSION
P.O. Box 164
Newtown, CT 06470

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

Minutes of the Meeting of July 13, 2016

Minutes of the Meeting of the Borough of Newtown Zoning Commission on Wednesday, July 13, 2016 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:00 p.m.

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

Commission Members Absent: Robert Connor and Claudia Mitchell.

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

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

Public Present: Hugh Sullivan.

Hugh Sullivan representing the Lexington Gardens complex discussed with the commission preliminary plans for signs at the center. Discussion took place on the identification sign that would be by the road. Chairman Nelson said the intent is the piece of material is the sign size – not the letters. Mr. Sullivan stated that he would fine tune the proposed plan for the signs and come back to the commission. He said that the building housing Chase Bank will get painted to match the back building. He said he will not be able to get roof or gables on because the roof cannot support them because of snow. This change from the approved plan needs to be determined if it is a substantial or non-substantial change. Chairman Nelson will get back to Mr. Sullivan with the determination.

Chairman Nelson reported to the commission that the small existing building next to Burgeritoville had been taken down. They are going to rebuild keeping the existing footprint but add 400 square feet to the building. They got a building permit but did not go beyond that process. They need to submit a Village District application. Mrs. St. Jean will work with the owner on this process. Chairman Nelson asked the commission if this was a substantial change. The consensus was that it is a substantial change.

In follow up to discussion at prior meetings, discussion took place regarding the proposed revisions to Section 4.08 by expanding the professional uses and adding limited business uses to this zone thereby changing the name to professional-limited business zone. Mr. Francis made a motion to refer the commission's proposed changes to Section 4.08 of the Borough zoning regulations to Newtown Planning and Zoning Commission, seconded by Ms. Craddock and unanimously approved.

There was nothing new to report on the property located at 77 Main Street. An update was provided regarding the property located at 48 Main Street. The owner has failed to comply with the court orders so the Town will be taking the next legal step.

And, in follow up to discussions at prior meetings, the commission discussed the "Main Street Village District". Mr. Francis agreed to continue to work on the draft language. The district would be a contiguous area. Discussion took place on how to address if a property was in the Borough Historic District how would that owner be impacted by the Main Street Village District.

There being no other business to transact the meeting was adjourned at 9:30 p.m. The next regularly scheduled meeting will be held on August 10, 2016.

Respectfully submitted,

Maureen Crick Owen
Clerk