

***Borough of Newtown
Zoning Commission
Newtown, Connecticut***

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

MOTIONS ONLY

Public Hearing and Special Meeting of September 21, 2016

Members Present: Douglas Nelson, David Francis, Brid Craddock, Lucy Sullivan, Mike Guman and Claudia Mitchell. Voting members on all three motions all members except Claudia Mitchell, the alternate.

1. Motion made Mrs. Sullivan to amend the proposed Main Street Village District proposal dated 08.10.16 by making the following revisions:
 - a. Delete the third and four “whereas” clauses under the findings;
 - b. In 12.01.B.(1) add the language “extending to Johnny Cake Lane” after the following language: “which is comprised of those properties that abut Main Street”;
 - c. In 12.01.B(2) delete the following language: “except those properties that are subject to review by and approval of the Borough of Newtown Historic District”.

The motion was seconded and unanimously approved.

2. Motion made by Ms. Craddock to approve the application by the Borough of Newtown Zoning Commission for proposed additions to the zoning regulations regarding the Main Street Village District Proposal as outlined in a document entitled “Main Street Village District Proposal - Draft Dated 08.10.16”, as amended. The motion was seconded by Mrs. Sullivan and unanimously approved. See attached Exhibit A for approved revised zoning regulations.

3. Mr. Guman made a motion to approve the September 14, 2016 minutes, seconded by Mr. Francis and unanimously approved.

Respectfully submitted,

Maureen Crick Owen
Clerk

EXHIBIT A

Main Street Village District Proposal

FINAL APPROVED
EFFECTIVE DATE OCTOBER 3, 2016

Amendment to §12.01 to re-designate §12.01 as §12.01.A and add Section 12.01.B

Findings

Whereas the Borough's Main Street, including South Main Street, has historically been designated in its zoning regulations as a place of special importance to the Borough and Town and worthy of protection¹ and

Whereas the Borough's Main Street has been singled out for protection as a central and highly visible non-commercial area in repeated Plans of Conservation and Development² and

Whereas the properties within the Main Street Village District

- are not generally subject to the rigors attendant upon commercial uses such that the requirement of granite curbing is deemed unnecessary and

- are already subject to the Borough and Town sidewalk and lighting plans and

Whereas the observations, rationales and requirements of Title 12 are generally applicable to the properties in the Main Street Village Design District, and

Now Then, be it hereby Resolved that §12.01 of the Borough of Newtown Zoning Regulations be amended to read:

12.01.A The purpose of these regulations is to protect the Village District, which is comprised of those properties that abut Church Hill Road on the northern side between Wendover Road and the railroad tracks that mark the Borough boundary, those that abut Church Hill Road on the southern side that do not abut Main Street, those properties any portion of which abuts Queen Street on the easterly side between Church Hill Road to and including Newtown Middle School, and on the westerly side for a distance of 800 feet measured from Church Hill Road in accordance with the authority and intent of §8-2j of the General Statutes, as amended from time to time. In the event

¹ The first Borough of Newtown Zoning Ordinance (effective January 1, 1932) noted, in its Forward, that "Newtown, and especially its Main Street, is one of the beauty spots of New England. We who have lived here most of our lives and whose forefathers founded this town as well as those people who have been attracted here by its scenic beauty wish to keep it as nearly Colonial as possible.

² The 2014 Update notes that "...Newtown is proud of its central non-commercial Main Street and will keep it preserved."

there is a conflict between the requirements of the Village District Regulations and the regulations applicable to the underlying zone, those in the Village District Regulation will control.

12.01.B (1) **The purpose of these regulations is also to protect the Main Street Village Design District, which is comprised of those properties that abut Main Street extending to Johnny Cake Lane and South Main Street and those that abut Church Hill Road on the northerly side between Main Street and Wendover Road within the Borough of Newtown.**

12.01.B (2) **All properties lying within the Main Street Village Design District shall be subject to and shall conform to the requirements and standards contained in Article 12 of the Borough of Newtown Zoning Regulations, insofar as they are applicable, and shall be subject to Village District review thereunder, provided further that properties in the Main Street Village Design District shall not be required to comply with the curbing, sidewalk and sidewalk lighting requirements contained therein.**