

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 May 11, 2016

Minutes of the Regular Meeting of the Borough of Newtown Zoning Commission on Wednesday, May 11, 2016 at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown, Connecticut. Chairman Doug Nelson called the meeting to order at 7:08 p.m.

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

Commission Members Absent: David Francis, Robert Connor

Staff Present: Donald Mitchell, Borough Attorney

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

Also Present: George Benson, Director of Land Use and Hugh Sullivan of Sullivan & Associates

Lengthy discussion took place regarding Lexington Gardens. Mr. Sullivan is looking for guidance as a group on the signage for the development. Mr. Nelson said that the project was originally approved under the old sign regulations which allowed for a sign on the street listing tenants – not to exceed 20 square feet. This may limit the number of tenants listed and the size of each marker. He said the new regulations allow for an identification sign of the complex near the street; internal directory signs for each building; and signs on the buildings for each tenant. Ms. Craddock suggested planting smaller/shorter trees on the property to enable clearer vision of the buildings/signs as well as for maintenance purposes. Mr. Nelson stated that Mr. Sullivan can go under the old regulations or the new regulations.

Mr. Sullivan also reported that a tenant in Building C/D added a door on the back side of the building which was not included in the original specs. Discussion followed.

Ms. Sullivan made a motion to approve the additional door on Building C/D given it is a non-substantial change, seconded by Ms. Craddock and unanimously approved.

Mr. Sullivan asked whether exterior seasonal patios for two future restaurants would be permitted. It was determined that they are permitted (entry to patio located inside the restaurant); however, a site plan needs to be created and brought back for approval.

Newtown Savings Bank has redesigned the location of its drive-up tower. It was decided that the new design would be allowed. The bank would also like to have a generator installed outside; it would have to be screened in with a buffer for noise.

Lastly, Mr. Sullivan stated that the roof on the Morganti building will not support what was designed in the original plan. Discussion took place about several alternatives which would make the building fit in with the rest of the complex.

1. Discussion took place regarding expanding uses in professional zone. Definitions of "Professional Person", "Personal Service Establishment" and "Light Office" were discussed in detail.
2. Discussion took place regarding usage of potentially vacated municipal buildings; in particular, Edmond Town Hall, the Police Department, Hawley School and Newtown Middle School. Each building is in a residential zone which can pose potential problems.
3. An environment assessment was done on 77 Main Street property (Newtown Ambulance) and a report is pending. Until that time, a possible change in regulations cannot be determined.
4. Mr. Benson reported on 48 Main Street stating that a developer is interested in the property who is committed to keeping its historical design. Attempts are being made to contact the owner and discussion will continue.

There being no further business the meeting was adjourned at 8:53 p.m. The next regularly scheduled meeting will be held on June 15, 2016.

Respectfully submitted,

Ann M. LoBosco
Clerk