

## Borough of Newtown Historic District

Borough of Newtown Historic District Commission  
Public Hearing minutes 5-27-2021  
**[Not yet approved]**

Chairperson Gaston called the Public Hearing to order at 7:03 pm

Role Call:

Historic District:

Stephanie Gaston, Chair; Betsy Kenyon, Vice Chair; Mark Poirier,  
Secretary; Chuck Fulkerson, Commissioner; Ellie Whelan, Commissioner

Applicants:

Robin and Jason Lynch, 32 Main Street

Other:

Jay Maher (Borough Warden), Jim Gaston (Historic District counsel),  
Monte Frank (Attorney for the Borough of Newtown)

Chairperson Gaston presented a set of documents for the public record (attached):

- Exhibit 1 Application for a COA dated April 7, 2021
- Ex 2 Public Hearing Notice April 21, 2021
- Ex 3 Public Hearing Notice May 6, 2021
- Ex 4 Public Hearing Notice May 27, 2021
- 5 photographs of the installed fence
  - Ex 5 photo 1
  - Ex 6 photo 2
  - Ex 7 photo 3
  - Ex 8 photo 4
  - Ex 9 photo 5
- Ex 10 photo of round rail fence
- Ex 11 Description of 30 and 32 Main Street from the BNHDC's 1996 study committee report
- Ex 12 Suggestions Phillip Barlow - landscape architect (To Design of New Britain)
  - Paint the sections of the fence that are visible from the street white
  - Put the metal screen on the street side of the fence and plant vines which will eventually cover it
  - Plant an evergreen hedge in front of the fence
  - Replace the round rails with rectangular rails, leaving the round posts in place
  - Beyond the door and landing move, the fence back 3' and initiate 1,2 or 3 above
  - Replace the fence
- Ex 13 photo of hedge
  - (Mock up provided by Mr. Barlow)
- Exhibit 14 Shrub suggestions - Phillip Barlow- landscape architect
  - Ilex glabra Densa – Inkberry; plant at 30" height, 3'on center

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- Ilex crenata Compacta / Compact Japanese Holly; plant at 30" height, 4' on center
- Taxus media Densiformis / Dense Yew; plant at 30" height, 3' on center

Robin Lynch presented a ppt deck summarizing their position on the historical appropriateness of their fence. The presentation included:

- A photo from 1906 and a block cut illustration of Main Street south of the Flag Pole showing split-rail fences.
- Letter from Ben Cruson dated May 3, 2021, indicating that split-rail fences can be seen in photos of Main Street and Church Hill dating to the early 20<sup>th</sup> Century. (Mr Cruson is the son of the late Dan Cruson, Newtown Historian.)
- Statement from Preservation Connecticut on congruity
- Photo of the former Mary Hawley Inn with a split-rail fence (now removed)
- Fences at 64 Main Street, 72 Main Street, and other locations within the geographic limits of the Historic District
- Provision in Borough Zoning regulations for reasonable accommodations based on the Americans with Disabilities Act (ADA)
- Text from the ADA and Federal Fair Housing act
- Mock-up of fence with rhododendrons.

She stated, "I am asking, can we consider greenery a reasonable accommodation [for a disability]? I think we can."

Chairperson Gaston opened the hearing to public participation by those in favor of the application.

**Daina Smith, 72 Main Street**, noted that her fence required an application for a COA. She agreed that the style of fence at 32 Main Street is not right but said she would support a landscaping solution to a difficult situation.

**Ross Mannuzza, 15 Main Street**, said he is very much in favor of the fence at 32 Main Street, and noted its soft appearance. He described it as wonderfully approachable and said that if it does not encroach on neighboring properties it should not need revision.

**Jennifer Gumman, 38 Main Street**, indicated that she is in favor of the fence and agreed with Mr Mannuzza regarding its "wonderfully personal feel." She supported the rhododendron solution but said, "I don't think it's absolutely needed."

**Julie Schwartz, 15 Main Street**, said she is in favor of the application and described such fences as "historically important."

**Jordana Bloom, 34 Main Street**, spoke to the concepts of coherence and appropriateness. "The charm of Main Street isn't in coherence but in the diversity of the homes." She also expressed concern that denying the application would send a wrong message to young families who may be interested in living on the street. She agreed with Ms Lynch that safety is a top concern.

**Cara Reilly, 6 Pinnacle Drive**, said she drives by 32 Main Street every day and did not understand that the fence was a problem until she read about it in the May 20 Newtown Bee. "Denying it to someone who needs it is a little embarrassing," she said.

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**Cathleen Spiro, 9 Boulevard**, noted that she previously lived at 32 Main Street and moved because of her concern about the safety of her toddler being near the street. She also said the fence fits well with the barn at the back of 32 Main Street.

Chairperson Gaston then opened the hearing to public participation by those who are opposed to the application. There being none, she opened the hearing to public participation by those neither in favor nor against. Vice chairperson Betsy Kenyon read a statement texted to her before the hearing by **Sherry Bermingham, 42 Main Street**:

I won't make the meeting tonight. However, I would like to ask the applicant what they saw in the neighborhood that made them buy here. I hope it would be the beauty and coherence of area.

We residents have worked very hard to maintain our special neighborhood; please respect that. Thanks.

**Jim Gaston, 18 Main Street**, made several comments regarding statements published in the Newtown Bee and on social media and regarding the regulations of the BNHDC:

- The fence installed at 32 Main Street is a western round rail not a split rail
- Since creation of the Borough of Newtown Historic District, the commission has rejected just 1 application, and it was for a fence.
- The author of The Newtown Bee's May 20 story made no attempt to contact [Mr Gaston] although he has his phone number, cell-phone number, and email.
- On April 7 he noticed a partially completed (70–80%) fence at 32 Main Street and introduced himself to Robin and Jason Lynch, explaining that their property is in the Historic District and the fence needed a COA; he informed them of the procedure, and they requested an application that day. The applicants, he said, explained that they needed the fence for their dogs and made no mention of a disability or a child. He said Ms Lynch described her conversation with Rob Sibley, Borough Zoning Officer, who OK'd construction. He also stated that he did not order them to stop construction and that he does not have the authority to do so.
- He noted the applicants reported their concerns about the process on social media, and members of the BNHDC were subsequently subjected to negative personal comments in the ensuing threads.
- He further noted that the fence cost approximately \$18,000 for materials and installation. Removing it would cost approximately \$3000 to \$4000, and a new fence would cost an additional \$18,000, amounting to a total cost of about \$40,000. The BNHDC regulations, he said, allow approval of a COA based on a determination of economic hardship. Costs, he concluded, could be a reason for approval with stipulations.

Ms Lynch then requested time to respond. She said she did not recall mentioning her dog as reason for the fence when she spoke with Mr Gaston, but the dog was at the door at the time. She agreed that she had not mentioned disability or her child. "I don't discuss my disability with everyone who comes to my door," she said. "Just because I didn't mention my daughter doesn't mean she wasn't my priority."

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Ms Gaston then concluded the evidentiary portion of the hearing and asked for comments from the commission.

Mr Fulkerson expressed his remorse over the situation but explained that his duty as a commissioner to stand behind the BNHDC regulations and guidelines would compel him to deny the application. He would prefer the borough contribute to the cost of moving the fence.

Mr Poirier supported the landscaping solution as a reasonable accommodation to Ms Lynch's disability but noted that the commission would not have approved the existing fence if an application had been submitted prior to installation. He also said he considered a protracted dispute over this situation to be contrary to the interests of the Historic District at this time.

Ms Whalen agreed with Mr Poirier's statements. She agreed that the commission would have requested a different style of fence, but that evergreen shrubbery with an appropriately placed growth pattern is a reasonable mitigation.

Chairperson Gaston read a prepared statement that included a motion to approve the application with stipulations:

The Applicants, Jason and Robin Lynch have submitted an Application for a Certificate of Appropriateness for the erection of a "4 foot high cedar split rail fencing" to be installed to the side and back of property within the boundaries of the property line, not extending past the front of the actual house, on the property of 32 Main Street, Borough of Newtown, CT. Said Application was submitted April 7, 2021. On April 7, 2021, the Applicants prior to filing an application were informed by Historic District counsel that they needed a Certificate of Appropriateness as at that time approximately 70% - 80% of the fence had been erected. The Applicants represented to counsel that the Borough Zoning enforcement officer had given them "the Green light" to erect the fence zoning-wise. The Applicants informed the zoning enforcement officer that their property was in the Borough of Newtown Historic District. The zoning enforcement officer represented that they had a green light as for zoning. The Applicant's assumed correctly that a Historic District is part of zoning per statute, ordinance and regulations. The zoning enforcement officer challenges whether a Historic District is part of a municipalities zoning. Upon Historic District counsels April 7, 2021, meeting with the Applicants at their premises the applicants never mentioned any disability or child concerns. The Applicant's did emphasize that they needed the fence to contain their two dogs. Counsel provided contact information to secure the Application for Certificate of Appropriateness that the Applicants exercised. The Applicant's thanked Counsel for the information. The Applicant's proceeded to continue with the 20% - 30% completion of the fence despite notification of the necessity of a Certificate of Appropriateness. In addition to the fencing the Applicants have added green wiring within the fencing, not included in the

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Applicants Application. Numerous evidentiary photographs document the fencing and interior wiring, as well as house and abutting property structure.

The fencing referenced in the Application and erected is not “4 ft. high cedar split rail fencing.” It is actually a three-level farming Round Rail fencing, identical to the fence at Stew Leonard’s Danbury animal farm.

The first public hearing was duly noticed and conducted on April 21, 2021, and continued to May 6, 2021. The May 6, 2021, meeting was duly continued upon the request of the Applicants as they indicated they sought time to secure legal representation. Shortly thereafter, the Applicants notified the Commission Chairperson that they were not seeking legal representation. We are now here regarding the continued Public Hearing.

For the Record, we accept the Public Record and documentation of 32 Main Street as a Colonial c. 1790 Post and beam construction, two-chimney style, fanlight over doorway. Originally owned and used as an Inn by Caleb Baldwin, Justice of the Peace and Town Clerk, Major in CT Militia, Newtown Representative to the General Assembly 1778. Later owned by Caleb Baldwin, Jr., who was Newtown’s first Postmaster 1800-1818 and succeeded his father as Town Clerk. Bordering the property is the Scudder Building 30 Main Street, formerly known as the Brick Building. Greek revival, c. 1845 Red brick, two stories, brickwork pilasters at corners, gabled roof with overhanging cornice. Formerly it was an antique reference library, now commercially maintained by the Bee Publishing Company, this structure was originally the town’s clerk’s office and probate court; evidence of an exterior stairway on south wall is visible. The first town library was installed on the second floor.

Next, the erected 3 level Farm Round Railing fencing that extends on the northerly, easterly, southerly and westerly (street) boundaries of the property is visible from the street (Main Street). Therefore, pursuant to Connecticut General Statutes, ordinance and regulations the Borough of Newtown Historic District has jurisdiction over the historic appropriateness of it and whether to approve a Certificate of Appropriateness. The Commission finds that the rural, round farm style fencing intended to corral farm animals is inappropriate and not historically consistent with both the period properties of 30 and 32 Main Street, as well as the residential and commercial colonial and Early American period of the Historic District area. The Commission also finds that the westerly (street) portion of the fencing inappropriately breaks up the overall Historic District open lawnscape and presents an unbalanced historical view of 32 Main Street. Finally, the Commission finds that the fencing historically contrasts sharply with the historical red brick building at 30 Main Street.

The next consideration of the Historic Commission is whether the Applicants have claimed any other affirmative defense contained in the Borough Historic District Commission Connecticut General Statutes, ordinance and regulations. It is inferred from the presentation of the Applicants as to the process of events that the Applicants are advocating an Economic Hardship. When an Applicant claims Economic Hardship the Chairperson may appoint a Committee to review the

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Applicant's Evidence of economic hardship, however it is not mandatory. The evidence in this matter is that the cost of the fencing was approximately \$18,000. The Commission takes notice that removal of the fencing would cost thousands of dollars and reinstallation of different type fencing would likely cost approximately a similar \$18,000. Of note, applicants may not create their own hardship. Although, the Applicants did create approximately 20% of their own hardship by continuing to erect the fencing despite notification of the necessity of a Certificate of Appropriateness, the substantial portion of the economic hardship was created by the misinformation provided by the Borough Zoning Enforcement officer who failed to inform them of the zoning/Historic District necessity of a Certificate of Appropriateness. In so far as an Economic Hardship, it is also the case that Applicants have a duty to mitigate damages and the Commission has the duty to take appropriate remedial measures given the circumstances.

The Historic District Commission engaged Phillip Barlow, a historic landscape expert independently recommended by the liaison of the State of CT Historic Preservation and his report is included in the record.

In accordance to the evidence, Connecticut General Statutes, Borough of Newtown Historic District Ordinances and Regulations, the Historic District Commission finds the following:

- 1) The Applicants application for a Certificate of Appropriateness for the fencing erected at 32 Main Street is approved with stipulations. The Stipulations are as follows:
  - (a) At minimum 30 inch high hedges are to be planted street side completely along the westerly (street) fencing so as to substantially conceal the westerly side fencing from the Main Street view; said cover is consistent with the recommendations of the historic landscaping expert recommended by the State of CT; In addition the applicants may choose from 3 shrubs recommended by the landscape expert; inkberry, Japanese holly or dense yew.
  - (b) Said hedges shall be installed within 30 days of today's Commission vote;
  - (c) Said hedges shall be continuously maintained and kept in good health by the Applicants and/or owners of 32 Main Street;
  - (d) The Applicants and/or owners of 32 Main Street shall have the right to resubmit proposed changes as to said westerly fence covering should good cause occur, and the Historic District Commission shall retain jurisdiction thereof;
  - (e) Any failure to comply with the Stipulations shall result in a Cease and Desist Order issued upon the Applicants and/or owners of 32 Main Street to which there will be 30 days to comply. Failure to comply will result in the nullification of Approval of this Certificate of Approval and subject the Applicants and/or owners of 32 Main Street to remove all fencing visible from Main Street.

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Mr Poirier seconded the motion.

Ms Kenyon then spoke to the motion, noting that some of the fences in Ms Lynch's presentation predate the Borough of Newtown Historic District ordinance or are part of properties that are not included in the District. She also expressed remorse at negativity surrounding public discussions of the application and reflected on the Commission's 25-year history of consensus and cooperation with property owners.

Ms Lynch asked to speak but was stopped by Borough Attorney Monte Frank, who explained that the public participation portion of the hearing had concluded.

Mr Frank supported the motion but expressed concern that the BNHDC regulations should not be seen as having been violated. Instead, the approval should be granted as a "one-off" exception based on economic hardship and federal law (ADA and Fair Housing).

The commission voted 4 to 1 in favor of the motion. Ms Gaston, Ms Kenyon, Ms Whelan, and Mr. Poirier voted in favor; Mr Fulkerson voted against.

The meeting was adjourned at 8:17 pm.

Respectfully submitted,  
Mark Poirier  
Secretary

A recording of the meeting may be found here:

[https://us02web.zoom.us/rec/share/DtQ\\_pZtO4ZOxPgg7HtPf1DoWJFBMQAc6JhaTGk7CbRE3I7ZlAbaUj38rP-q19pXd.lGeoBFZH1mPdCtHN](https://us02web.zoom.us/rec/share/DtQ_pZtO4ZOxPgg7HtPf1DoWJFBMQAc6JhaTGk7CbRE3I7ZlAbaUj38rP-q19pXd.lGeoBFZH1mPdCtHN)

Borough of Newtown  
Historic District Commission  
*Est. 1996*

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*Application for Certificate of Appropriateness*

(4 copies required) Return to Historic District Chairperson 18 Main St. Newtown CT 06470 or email to okjt58@gmail.com.

Application is hereby made for the issuance of a Certificate of Appropriateness under Ordinance of the Borough of Newtown Historic District, adopted May 23, 1996 and effective July 8, 1996, Borough of Newtown, Connecticut, for:

(Check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Alteration       | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Sign             | <input type="checkbox"/> General repairs  |
| <input type="checkbox"/> Relocation       | <input type="checkbox"/> Reconstruction   |
| <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Parking          |
| <input type="checkbox"/> Demolition       | <input type="checkbox"/> Other            |

of exterior architectural features at the location as described below and/or accompanying this application.

***Section 1:***

1. Name(s) of Property Owner: Sarah Robin & Jason Lynch
  2. Address: 32 Main Street Newtown, CT 06470  
Phone Number: 512-694-0717  
Address of Property (if same as above so state): Same as above
- 

3. Name of Architect/Engineer: Connecticut Fence & Landscaping
4. Name of Architect/Engineer: \_\_\_\_\_
5. Please provide a general description of the proposed work including a brief description of the proposed exterior architectural features (including all applicable windows, doors, lights, signs and other). The following are suggested items to be submitted with this Application:

- ☒ Written Description  
☐ Drawings  
☒ Photographs



6. Approximate dates of commencement and completion of project, as anticipated:

Date to Begin\_\_\_\_\_4/5/2021

Date to Complete\_\_\_\_\_

7. Date of Application:\_\_\_\_\_4/7/2021\_\_\_\_\_

8. Signature of Applicant:\_\_\_\_\_Robin Lynch\_\_\_\_\_

## Section 2:

### For Building Inspector Only:

1. Application Received on:\_\_\_\_\_
2. Use Conforms to Zoning Regulations: Yes\_\_\_\_\_ No\_\_\_\_\_
3. Application forwarded to Historic District Commission on:\_\_\_\_\_

## Section 3:

### For Historic Commission Only:

1. Application Received on:\_\_\_\_\_
2. Notification of Public Hearing sent to applicant on:\_\_\_\_\_
3. Application: Approved\_\_\_\_ With Stipulations\_\_\_\_  
With Modifications\_\_\_\_ Denied\_\_\_\_
4. Application returned to Building Inspector on:\_\_\_\_\_
5. Signed\_\_\_\_\_ Date:\_\_\_\_\_

## Section 4:

### For Building Inspector Only:

1. Application received from Historic District Commission on:\_\_\_\_\_
2. Building Permit Issued\_\_\_\_ Denied\_\_\_\_ Date\_\_\_\_\_

This certifies that the work herein described has been completed with the terms specified and a copy of this Certificate of Appropriateness is hereby issued to the Historic District Commission.

Date of Inspection:\_\_\_\_\_

Attest\_\_\_\_\_

Building Inspector

Description of fence for 32 Main Street, Newtown, CT 06470

450 feet (approx.) of 4 ft. high cedar split rail fencing to be installed to the side and back of property within the boundaries of the property line (not extending past the front of the actual house).

***The Borough of Newtown  
Historic District Commission***

***Newtown, Connecticut  
Est. 1996***

**Agenda of Public Hearing**

Notice is hereby given that the Borough of Newtown Historic District Commission will hold a public hearing Wednesday April 21, 2021, at 7 pm. The hearing will be held to consider the following application for a certificate of appropriateness:

32 Main Street (Robin and Jason Lynch) for a fence: 450 feet (approx.) of 4 ft. high cedar split rail fencing installed at the side and back of property (not extending past the front of the house).

**Agenda**

Call to order and role call  
Presentation of application for 32 Main Street  
Discussion of application

**DUE TO THE COVID-19 PANDEMIC AND THE CURRENT  
STATE OF EMERGENCY DECLARED BY THE  
GOVERNOR, THE MEETING IS NOT IN- PERSON. A  
PUBLIC CALL-IN PHONE NUMBER IS AVAILABLE FOR  
REMOTE PARTICIPATION:**

Join Zoom Meeting: <https://us02web.zoom.us/j/83579818933>

**Or**

**Call in number – 646 558 8656 Meeting ID number – 835 7981 8933**

Mark Poirier  
Secretary  
Borough of Newtown  
Historic District Commission

***The Borough of Newtown  
Historic District Commission***

***Newtown, Connecticut  
Est. 1996***

**Agenda for Continuation of Public Hearing**

Notice is hereby given that the Borough of Newtown Historic District Commission will continue a public hearing initiated on April 21 to Thursday May 6 at 7 pm. The hearing will be held to consider the following application for a certificate of appropriateness:

32 Main Street (Robin and Jason Lynch) for a fence: 450 feet (approx.) of 4 ft. high cedar split rail fencing installed at the side and back of property (not extending past the front of the house).

**Agenda**

Call to order and role call

Continued discussion of application for 32 Main Street

**DUE TO THE COVID-19 PANDEMIC AND THE CURRENT  
STATE OF EMERGENCY DECLARED BY THE  
GOVERNOR, THE MEETING IS NOT IN- PERSON. A  
PUBLIC CALL-IN PHONE NUMBER IS AVAILABLE FOR  
REMOTE PARTICIPATION:**

Join Zoom Meeting <https://us02web.zoom.us/j/89289184004>

Meeting ID: 892 8918 4004

Call in: 646-558-8656

Mark Poirier  
Secretary  
Borough of Newtown  
Historic District Commission

***The Borough of Newtown  
Historic District Commission***

***Newtown, Connecticut  
Est. 1996***

**Agenda for Continuation of Public Hearing**

Notice is hereby given that the Borough of Newtown Historic District Commission will continue a public hearing initiated on April 21, 2021 (continued on Thursday May 6, 2021) to May 27, 2021, at 7 pm. for the following application for a Certificate of Appropriateness:

32 Main Street (Robin and Jason Lynch) for a fence: 450 feet (approx.) of 4 ft. high cedar split rail fencing installed at the side and back of property (not extending past the front of the house).

**Agenda**

Call to order and role call  
Continued discussion of application for 32 Main Street  
Possible action on application for 32 Main Street  
Adjournment

**DUE TO THE COVID-19 PANDEMIC AND THE CURRENT  
STATE OF EMERGENCY DECLARED BY THE  
GOVERNOR, THE MEETING IS NOT IN- PERSON. A  
PUBLIC CALL-IN PHONE NUMBER IS AVAILABLE FOR  
REMOTE PARTICIPATION:**

Join Zoom Meeting <https://us02web.zoom.us/j/84586457238>

Meeting ID: 845 8645 7238  
Call in: 646-558-8656

Mark Poirier  
Secretary  
Borough of Newtown

Historic District Commission





















## Round Rail



Exhibit 10  
Round Rail Fence



Taken From 1996 Historic District  
Study Committee Booklet

- 25 Cyrenius H. Booth Library (Town of Newtown)  
Colonial revival, 1932. A handsome building resembling a substantial Georgian house, brick, with finely detailed doorway and woodwork, slate roof, two stories and full attic. Given to Newtown by Mary E. Hawley, named for her grandfather, Dr. Cyrenius H. Booth, who practiced medicine in Newtown 1820-1871 (see 19-21 Main Street).
- 29 (1-7 West Street) Vacant lot (John N. Vouras)  
This was the site of the historic Yankee Drover Inn which burned to the ground in January, 1981. Only a large barn at rear, contemporary with the old mansard inn, remains. The name, Yankee Drover, recalled the years when the inn was frequented by cattle and turkey drovers. During its existence of more than a century, the hostelry had been through a succession of ownerships with changing names: Mansion House, Brown's Hotel, Grand Central Hotel, Parke House.
- 30 Scudder Building (R. Scudder Smith Family Partnership)  
Formerly known as the Brick Building. Greek revival, c. 1845. Red brick, two stories, brickwork pilasters at corners, gabled roof with overhanging cornice. Now an antiques reference library maintained by The Bee Publishing Company, this structure was originally the town clerk's office and probate court; town meetings were held upstairs; evidence of an exterior stairway on south wall is visible. The first town library was installed on second floor 1874.
- 31 The Meetinghouse (Town of Newtown)  
Federal, c. 1808; the present steeple built between 1845 and 1852, among other exterior improvements. Wood frame, clapboarded, 2 tiers of shuttered 12/12 windows. The gilded cock weathervane, 3½ feet high, is of the 1700's. Built on the site of the Meetinghouse which was moved here in 1792 from its original location where the Flagpole is now. Served as the sanctuary of the Newtown Congregational Church until 1988, when it was gifted to the town. Used for town meetings and other functions, the Meetinghouse is administered by the Heritage Preservation Trust of Newtown, Inc. Structure and weathervane renovated and refurbished by the Trust 1989/990.
- 32 Residence (Gordon M. and Lina L. Williams)  
Colonial, c. 1790. Post and beam construction, two-chimney style, fanlight over doorway. Originally owned and used as an inn by Caleb Baldwin, Justice of the Peace and Town Clerk, Major in Connecticut Militia, Newtown representative to the General Assembly 1778. Later owned by Caleb Baldwin, Jr., who was Newtown's first Postmaster 1800-1818 and succeeded his father as Town Clerk 1799-1843.

The Flagpole (Town of Newtown)

One hundred ten-foot steel pole, erected 1950 in the intersection of Main Street and Church Hill Road, replacing wooden poles which had stood successively on the site since 1876.

Exhibit II  
Description  
of 30 + 32  
Main Street

From: Phil Barlow <WPBarlow@todesignllc.com>  
Date: Fri, May 21, 2021 at 4:10 PM  
Subject: RE: FW: 23 Main Street  
To: Stephanie Gaston <okjt58@gmail.com>  
Cc: Brad Schide [bschide@preservationct.org](mailto:bschide@preservationct.org)

Stephanie

I reviewed the property and fence on Monday along with the rest of the district and have the following preliminary suggestions ranging from low cost to high cost;

- Paint the sections of the fence that are visible from the street white

- Put the metal screen on the street side of the fence and plant vines which will eventually cover it

- Plant an evergreen hedge in front of the fence

- Replace the round rails with rectangular rails, leaving the round posts in place

- Beyond the door and landing move, the fence back 3' and initiate 1,2 or 3 above

- Replace the fence

I would be happy to discuss as to an appropriate reconciliation. If needed we can provide illustrations of any or all of the above

Phil

W. Phillips Barlow, PLA, AICP, LEED AP

Principal

The logo for 'todesign' features the word 'todesign' in a lowercase, sans-serif font. The 'to' is in a vibrant green color, while 'design' is in a dark grey or black color.

To Design

114 West Main Street, Suite 202, New Britain, CT 06051

Tel: 860.612.1700 ext. 120 Cell: 860.803.2397

[todesignllc.com](http://todesignllc.com) | [Facebook](#) | [LinkedIn](#)





From: Phil Barlow <WPBarlow@todesignllc.com>  
Date: Thu, May 27, 2021 at 9:40 AM  
Subject: shrubs  
To: Stephanie Gaston <okjt58@gmail.com>

Stephanie

Here are 3 shrubs that will work fine:

Ilex glabra Densa – Inkberry

Plant at 30" height, 3' on center

Ilex crenata Compacta / Compact Japanese Holly

Plant at 30" height, 4' on center

Taxus media Densiflora / Dense Yew

Plant at 30" height, 3' on center Phil

W. Phillips Barlow, PLA, AICP, LEED AP  
Principal

todesign

To Design

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