

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

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

Minutes from the Meeting of February 10, 2021

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, February 10, 2021 via Zoom.

Commission Members Present: Doug Nelson, David Francis, Brid Craddock, Claudia Mitchell (arrived at 7:15 p.m.), Margaret Hull and Doug McDonald.

Commission Members Absent: None.

Staff Present: Maureen Crick Owen, Clerk, and Rob Sibley, Borough ZEO.

Public: 3 members of the public.

The meeting was called to order at 7:01 p.m.

Mr. Nelson introduced Kevin Kuzma who was attending. He is interested in becoming an alternate on the commission.

A motion was made by Mr. Francis to approve the minutes of the special meeting of October 28, 2020 of the Borough of Newtown Zoning Commission. The motion was seconded by Mrs. Hull and unanimously approved. Mrs. Mitchell was not in attendance to vote on this motion.

A motion was made by Mrs. Hull to approve the 2021 meeting calendar, seconded by Ms. Craddock and unanimously approved. Mrs. Mitchell was not in attendance to vote on this motion.

Chairman's Report

Mr. Nelson reported that Newtown Youth & Family Services had inquired about having booths/tents along Main Street on properties such as the Library, Edmond Town Hall, General Store and possibly some residences in connection with their holiday festival held in December. Mr. Sibley they it was a mix of holiday walks as has been done in the past and add food availability. Food trucks are not permitted but they can offer food for sale. Mr. Nelson said that this is an event that can be done under Borough ordinances. Mr. Sibley wanted to make sure everyone was aware of this. He also said St. Rose operates under the ordinance for the carnival.

Mr. Nelson said that some of the lighting on the sidewalks are not working. He said he, Mr. Maher and Mr. Sibley are talking about to handle this. Mr. Nelson said other towns have guidance on lighting.

Borough Zoning Enforcement Officer's Report

Mr. Sibley reported that business is always steady, and he is doing inspections at the Enclave.

Old Business:

Residential apartments as a residential accessory use – Mr. Nelson said that what was approved in detached accessory apartments makes it difficult for residents to this specifically with regard to the size of the lot. He said one acre is a hurdle given many lots within the Borough are small lots. Also, smaller lots still have the same setbacks as a larger lot which creates a problem. To rectify this issue, Mr. Nelson proposed to revise Paragraph 4.07.G.1.a. by deleting "(1) acre and be" and replace with "and a half (1.5) acres unless".

Mr. Nelson said that the Town does not address the number of occupants and suggested that the Borough not address that. It would be the owner's responsibility to address number of occupants. Mr. McDonald asked how would the BZEO know the number of occupants. Mr. Sibley said that they would complete a permit form that would address this. Mr. Sibley said every time a property is sold a new permit would need to be completed. Mr. McDonald suggested removing the number of occupants but the number of cars. He felt that was reasonable. It was agreed that these proposed revisions would require P&Z's comments and a public hearing. Mr. McDonald made a motion to recommend that the following revisions be made to the zoning regulations and sent to P&Z for their comment:

- (1) Para 4.07.G.1.a. - delete "(1) acre and be" and replace with "and a half (1.5) acres unless". Delete "and contain a maximum of two (2) occupants."
- (2) Para 4.07.F.4. - delete "and a maximum of two (2) occupants."

The motion was seconded by Mr. Francis and unanimously approved.

New Business:

1. Edmond Town Hall – Mr. Nelson gave the history of the Borough Landmark text amendment that was submitted in early 2020 but then withdrawn because of the pandemic. He said the proposed text amendment is being vetted and anticipates it being submitted to BZC soon. Mr. McDonald said that the prior application was to set up the process for an individual property to apply – that this is just not for Edmond Town Hall.

- 2. Any new proposed signs - none
- 3. Acceptance of any new applications – none

Mr. McDonald made a motion to adjourn at 8:00 p.m., seconded by Mrs. Mitchell and unanimously approved.

The next regularly scheduled meeting will be held virtually on Wednesday, March 10, 2021 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen
Clerk