

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 June 14, 2023

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, June 14, 2023 at 7:00 p.m. at the Borough Office, Edmond Town Hall, 45 Main Street, Newtown.

Commission Members Present: Doug Nelson, David Francis, Claudia Mitchell, Don Mitchell, Rick Davis, Margaret Hull.

Commission Members Absent: Doug McDonald.

Staff Present: Sarah Phillips, Clerk.

Public: Mike Mandarano, potential 3rd Alternate

The meeting was called to order at 7:00 p.m.

Minutes: No motions were made to approve May 10, 2023 minutes, the Commission will revisit.

Chairman's Report: Mr. Nelson reported on the following:

- a. Introduced new Clerk, Sarah Phillips, discussed the Commission purpose and what it does, and doesn't do.
- b. Old Police Station, 3 Main Street: Property is zoned as business, potential use is professional. Professional is defined as use by a professional person. Mr. Nelson suggested the commission could be approached to have apartments above a business in this location, discussion about how this affects the rest of the Borough existing properties. Mr. Mitchell discussed the difference between Village District which has zoning regulations and Historic District which doesn't have zoning regulations. 3 Main Street is located within both districts. Mr. Nelson discussed the direct way to add the ability to have apartments to the Business zoning within good zoning policy.
- c. Gretch Property, Castle Hill Road: Mr. Nelson discussed what is to come with the application, the similarities and differences with the recently built Enclave project.

Zoning Enforcement Officer's Report: ZEO not present but Mr. Nelson reported Joe replied to an anonymous complaint about 3 Sunset Hill, Ranch style home with basement accessory apartment and Air B&B potential. Joe discussed with the home owners what is and isn't allowed.

Acessory Apartments in the Borough: Mr. Mitchell, discussed how to reapproach the existing illegal apartments in the Borough. Mr. Nelson said its still open. The Borough

originally had a requirement that the property owner had to reside in the residence of the property with the accessory apartment. Last year, the State revised the statute governing accessory apartments and did not require the property owner to also reside on the property. With this revision, the Borough cannot make this requirement. Mrs. Mitchell discussed maybe revisiting this and making Air B&B allowed in some situations for accessory apartments. Mr. Nelson suggested looking at the other towns with Air B&B regulations and seeing which apply to the Borough.

Old Business:

1. Finalize the review of the Zoning Regulations – Mr. Mitchell discussed redline document to be presented to P&Z in redline format. Mr. Nelson and Mr. Mitchell will work on these Red Line Documents and distribute them to the Commission for initial review.
2. Finalize changes to buffering requirements – Mr. Mitchell spoke to different types of buffers, how they are common between properties zoned differently. Difficult to define, tend to be situational, but need to stand up in court.

New Business:

1. Any new proposed signs: None.
2. Acceptance of any new applications: None.

A motion was made to adjourn the meeting at 8:34 p.m.

The next regularly scheduled meeting will be held on Wednesday, July 11, 2023 at 7:00 p.m.

Respectfully Submitted,

Sarah Phillips, Clerk