

***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 September 9, 2020**

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, September 9, 2020 via Zoom.

**Commission Members Present:** Doug Nelson, David Francis, Brid Craddock, Claudia Mitchell, Margaret Hull and Doug McDonald.

**Commission Members Absent:** None.

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

**Public:** 2 members of the public were present.

The meeting was called to order at 7:02 p.m.

A motion was made by Mr. Francis to approve the minutes of the May 13, 2020. The motion was seconded by Mrs. McDonald and approved unanimously.

Chairman's Report: None:

Borough ZEO Report: Mr. McDonald asked Mr. Sibley about the Inn at Newtown property and what was required for them to do the work to the property. Mr. Sibley asked Mr. Nelson to forward the zoning determination issued by him to all members. Mr. Sibley said he would be happy to answer any questions at the next meeting after the members had a chance to review the documentation.

**Old Business:**

1. Residential apartments as a residential accessory use – Mr. Nelson said that they are getting inquiries about accessory apartments. He said that the Town has had this regulation for a while. Mr. Nelson reviewed the proposed text amendment with the members. Discussion on various parts of the text amendments addressed:

- a) Kitchen facilities determine if it is an apartment.
- b) Roomer and Boarder are in the regulations but are not defined. The definition is now spelled out.
- c) Transient Lodging is now defined.
- d) Paragraph 4.07F addresses one (1) accessory attached apartment to a single-family dwelling provided certain criteria is met as outlined in proposed text amendment. Regarding subparagraph 2, members were in favor of the second option.

- i. Question was asked why only one bedroom was allowed. Mr. Sibley said there are 9 towns neighboring Newtown that only allow one bedroom for accessory apartments. Brookfield allows two bedrooms.
- ii. Mr. Sibley said a stove is the item that defines it as an apartment.
- iii. The proposed text eliminates short term rentals such as VRBO or AirBnB rentals. It does not permit transient lodging.
- iv. The apartment requires two egresses.
- e) Paragraph 4.06L addresses one (1) detached accessory apartment provided certain criteria is met.
  - i. Ms. Craddock felt that the maximum square foot should be 1,000. She said 1,000 s.f. does not afford a 2-bedroom apartment.
  - ii. The detached accessory apartment could be subject to Village District regulations and Historic Commission regulations.

Mr. Nelson said that he would make the changes suggested by the members. He said that he plans to hold the public hearing on this matter at their October 14, 2020 meeting.

New Business:

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

Mrs. Mitchell asked about the painted brown wall on the Church Hill Village building. Mr. Sibley said that it was on the drawings that were approved. Mrs. Mitchell said it was verbally stated that they would it be the stone like the other buildings.

Mrs. Mitchell made a motion to adjourn at 8:10, seconded by Mr. Francis and unanimously approved.

The next regularly scheduled meeting will be held virtually on Wednesday, October 14, 2020 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen  
Clerk