

***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 March 10, 2021

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, March 10, 2021 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

Staff Absent: Rob Sibley, Borough ZEO.

Public: 1 member of the public.

The meeting was called to order at 7:05 p.m.

Public Hearing: Application by Borough of Newtown Zoning Commission for text amendment to the Borough of Newtown Zoning Regulations by: (1) delete reference to two (2) occupants in Paragraphs 4.07.G.1.c and in 4.07.F.4; and (2) in Paragraph 4.07.G.1.a delete "(1) acre and be" and replace with "and a half (1.5) acres unless". Said proposed text amendments are more particularly described in a document entitled "Borough of Newtown Zoning Regulations For Accessory and Detached Apartments Proposed Text Amendments 02.10.2021".

The public hearing was opened. Mr. Nelson read into the record the legal notice. He explained the proposed amendments. He also said that 95% of the Borough has Town water and sewer. Mrs. Hull asked about the removal of the number of occupants. She asked if it would be up to the landlord to regulate. Mr. Nelson said that the Town's regulations do not specify the number of occupants. He said if a complaint was made it could then be dealt with. Mr. McDonald said there are a number of multi-family homes in the Borough and those properties are not eligible for the accessory apartments. There was no comment from the public. The public hearing closed at 7:18 p.m.

Mrs. Mitchell made a motion to approve the proposed text amendments as presented with an effective date of March 22, 2021. The motion was seconded by Mr. McDonald and unanimously approved.

Meeting:

A motion was made by Mr. Francis to approve the minutes of the meeting of February 10, 2021 of the Borough of Newtown Zoning Commission. The motion was seconded by Mrs. Mitchell and unanimously approved.

Chairman's Report – none.

Borough Zoning Enforcement Officer's Report – none.

Old Business:

Discussion and possible action:

1. Application by BZC for text amendment as referenced in Public Hearing above – see above.

New Business:

Discussion and possible action:

1. Any new proposed signs – none
2. Acceptance of any new applications – The following two were accepted: (1) Application of Town of Newtown to add “Article 13, Borough Landmark Buildings (BLB)” to zoning regulations to establish a procedure for the Newtown Board of Selectmen to request that specific municipal buildings be designated as landmark buildings; and (2) Application of Town of Newtown to apply Article 13 to Edmond Town Hall for a Landmark Building designation with the proposed permitted, special exception and prohibited uses.

Discussion took place regarding the referral of both applications to the Town's Planning and Zoning Commission and the process if changes are made subsequent to P&Z making its recommendation.

The public hearings on these two applications will occur at the April 14, 2021 meeting.

Mr. McDonald made a motion to adjourn at 7:45 p.m., seconded by Mr. Francis and unanimously approved.

The next regularly scheduled meeting will be held virtually on Wednesday, April 4, 2021 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen
Clerk

A recording of the meeting can be found here:

https://drive.google.com/file/d/1RhACX8b6IzPI-6_jsbm6Czqbm7LqL6F8/view?usp=sharing