

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 July 14, 2021

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, July 14, 2021 via Zoom.

Commission Members Present: Doug Nelson, Brid Craddock, David Francis (arrived 7:12 p.m.), and Doug McDonald.

Commission Members Absent: Claudia Mitchell and Margaret Hull.

Staff Present: Monte Frank, Esq., Borough Counsel, Rob Sibley, Borough ZEO, Maureen Crick Owen, Clerk.

Staff Absent: Non

Public: None.

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

Acceptance of minutes of the special meeting of April 14, 2021 of the Borough of Newtown Zoning Commission – Mr. McDonald made a motion to approve the minutes of April 14, 2021, seconded by Mr. Francis and unanimously approved. Ms. Craddock was not at the 04.14.2021 so she did not vote on this motion.

Chairman's Report – Nothing to report.

Borough Zoning Enforcement Officer's Report – Nothing to report.

There was no old business.

New Business:

1. "Cannabis" and "Cannabis Establishment" definitions and list "Cannabis Establishment" as a Prohibited Use. – Mr. Nelson gave a summary of the law passed by the State of Connecticut effective July 1, 2021. He said a municipality has the option to prohibit it and a reason is not required. He said he is proposing including definitions and list it as a prohibited use in the zoning regulations. Draft language is attached. This will be referred to Planning and Zoning Commission with the intent to have a public hearing on this at the August meeting. Attorney Frank said a dispensary would also be prohibited. He also reiterated that this would be a prohibited use and that it could be changed at a later date.
2. Opting out of the "installation of temporary health care structures" (granny pods) – Mr. Nelson described that these are mobile temporary structures on a property for

temporary health care for a person of any age. He said that the commission never acted on this. Mr. Nelson said that if the commission opts out they will not have to comply with the provision. Mr. Sibley said he would reserve his comments for the public hearing, which will be held at the public hearing in August. Mr. Nelson said once the commission votes on this then it has to go to the Burgesses for a vote. Mr. Nelson said that this does not require a referral to P&Z.

3. CT House Bill No. 6107 impact on accessory apartments – Based on the legislation passed by the State of CT, many of the stipulations including in the zoning regulations no longer are applicable. For example, the State's law requires one off-street parking space whereas the Borough zoning regulations required two off-street parking spaces. Borough zoning regulations required minimum size of house to have an accessory apartment. Under the CT House bill, there is no longer a minimum size. Mr. Nelson said that this allows more people to do it under the CT House Bill. Mr. Nelson said he would have a draft by the August meeting.
4. Any new proposed signs - none.
5. Acceptance of any new applications – The application of Solli Engineering was accepted for a text amendment change.

Mr. McDonald made a motion to adjourn at 7:40 p.m., seconded by Mr. Francis and unanimously approved.

The next regularly scheduled meeting will be held on Wednesday, August 11, 2021 at 7:00 p.m.

Respectfully Submitted,

Maureen Crick Owen
Clerk

For a recording of the meeting:

https://drive.google.com/file/d/1o12JTwOIHMt7M42LVqg18PG1_uqsltFb/view?usp=sharing

Borough of Newtown Zoning Regulations For Cannabis and Cannabis Establishments

Draft 7/14/2021

2.02.A “Cannabis” shall mean marijuana as defined in section 21a-240 of the Connecticut General Statute.

2.02.B “Cannabis Establishment” shall mean a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product packager, delivery service or transporter all as defined in the Connecticut General Statute 21a-240.

4.03.E Cannabis Establishment