

***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 October 13, 2021**

Meeting of the Borough of Newtown Zoning Commission was held on Wednesday, October 13, 2021 at the Old Court Room, Edmond Town Hall, 45 Main Street, Newtown.

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

**Commission Members Absent:** none.

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

**Public:** none.

The meeting was called to order at 7:04 p.m.

**Public Hearing:**

*Application by Borough of Newtown Zoning Commission for text amendment to the Borough of Newtown Zoning Regulations by: (1) add definitions for Dwelling Unit and Accessory Apartment; and (2) revise 4.07.F and 4.07.G. Said proposed text amendments are more particularly described in a document entitled "Borough of Newtown Zoning Regulations For Accessory Apartments Draft 9/8/2021 Revised".*

The public hearing was opened at 7:06 p.m. Mr. Nelson read the legal notice into the record. Mr. Nelson stated that there was no public present. He stated that the proposed regulations include a minimum length as the State allows that. He said they are also including this because of short term rentals like AirBnB. He said that the Town did something very similar. Mr. Sibley said there are no restrictions on renting your property. He said it becomes a gray area if rentals are weekly or daily as that is considered transient. Mr. Nelson read into the record the letter from the Newtown Planning & Zoning Commission and the email from West COG. Mr. Francis read into the record the proposed changes to the zoning regulations. Discussion took place regarding Paragraph 6d and minor changes were made to that paragraph. Mr. Nelson said that at 7:23 p.m. there was still no public present and the public hearing was closed.

**MEETING:**

Minutes: A motion was made by Mrs. Hull to approve the minutes of the meeting of September 8, 2021 of the Borough of Newtown Zoning Commission. The motion was seconded by Ms. Craddock and unanimously approved.

Chairman's Report – none.

Borough Zoning Enforcement Officer's Report - Mr. Sibley reported that at the Borough of Burgesses' meeting on 10/12/2021, they endorsed and passed unanimously opting out of granny pods and it now moves up to the State.

Old Business:

1. Application by Borough of Newtown Zoning Commission for text amendment to the Borough of Newtown Zoning Regulations by: (1) add definitions for Dwelling Unit and Accessory Apartment; and (2) revise 4.07.F and 4.07.G. – After the public hearing was closed, Mr. Francis made a motion to approve the application by Borough of Newtown Zoning Commission for text amendment to the Borough of Newtown Zoning Regulations by: (1) add definitions for Dwelling Unit and Accessory Apartment; and (2) revise 4.07.F and 4.07.G. with the amendments to Paragraph 6d. The motion was seconded by Mrs. Mitchell and passed unanimously.

New Business:

1. Any new proposed signs - none  
2. Acceptance of any new applications – The village district, special exception and site plan development applications for property located at 27 Church Hill Road were accepted. The public hearing is scheduled for November 10, 2021.

Mr. Nelson stated that this was Ms. Craddock's last meeting. She has resigned from the Board effective October 20<sup>th</sup> as she is moving to Southbury. He thanked her for her many years of dedication and service to the commission.

Ms. Craddock made a motion to adjourn the meeting at 7:45 p.m., seconded by Mrs. Mitchell and unanimously approved.

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

Respectfully Submitted,

Maureen Crick Owen  
Clerk