

Ryan Knapp, Chair
William DeRosa, Vice Chair
Chris Gardner
Tom Long
Charlie Gardner
Jeff Capeci



3 Primrose Lane
Newtown, CT. 06470
Tel. (203) 270-4210
www.newtown-ct.gov

TOWN OF NEWTOWN

Minutes of the Legislative Council Ordinance Committee

The Legislative Council Ordinance Committee met on Wednesday, April 19th, 2023, at 7:00 PM in The Council Chambers of the Municipal Center. Mr. Knapp called the meeting to order at 7:00.

Present: Mr. Chris Gardner, Mr. Long, Mr. Charles Gardner, Mr. Knapp, Mr. DeRosa and Mr. Chaudhary of the Police Commission

Absent: Mr. Capeci

Minutes: Mr. Charles Gardner moved to approve the minutes of January 30th, 2023, Mr. DeRosa seconded.

All in favor. (5-0)

VOTER COMMENT:

None.

NEW BUSINESS

Discussion and Possible Action:

Review and Recommendation of the Board of Education Elections Ordinance

Mr. Knapp said that he has discussed this with the Town Attorney but it was tabled during the Budget deliberations. He will follow up.

Review and Recommendation of the proposed "Do Not Block The Box" Ordinance

Mr. Knapp invited Mr. Chaudhary to join the conversation. Mr. Knapp discussed the Town Attorney's changes. Per the statute specific intersections must be listed and the Police Commission made recommendations. Infraction is defined by statute and the language around fines and appeals is not required.

Mr. Chris Gardner asked if there were more than the four specified and if they would all be painted.

Mr. Chaudhary said that while these intersections are included, the Police Commission was forward looking, but it does not mean these intersections will be painted. The PC looked at intersections on state roads near traffic lights that may be of concern.

Mr. Long asked about the process of adding locations in the future, which would require an ordinance change.

Mr. Chaudhary discussed a few different intersections in Newtown, and noted that Country Club road was the priority

Mr. Charles Gardner asked about Pole Bridge Rd and Route 34, which backs up due to the intersection with Toddy Hill Road.

Mr. Chaudhary said he will bring that one back to the Police Commission to discuss.

Mr. Knapp said this can wait until the next meeting for action.

Newtown Fair Rent Commission Ordinance

Mr. Knapp reviewed the draft that reflected the Town Attorney's comments.

Mr. Long questioned if the Fines in Escrow section needs to reference the statute.

Mr. Knapp commented that the statute is defined in the enabling section.

Mr. Charles Gardner questioned the need for quotations in the language.

Mr. Knapp will confirm with the Town Attorney, but that it is statute language and removing them would not be substantive.

Mr. Chris Gardner felt that this draft was reasonable given the requirement that we have such a commission.

Mr. Long moved to recommend the proposed Fair Rent Commission Ordinance to the full Council, Mr. DeRosa seconded. (5-0)

VOTER COMMENT: None.

ADJOURNMENT

Mr. Chris Gardner moved to adjourn the meeting at 7:20PM. Mr. Long seconded.

All In Favor (5-0)

Respectfully submitted,

Ryan W. Knapp
Chairman, Ordinance Committee

Draft **Fair Rent Commission**

[Adopted by the Legislative Council ###]

§ 20-##. Establishment; membership.

A. Pursuant to and in conformity with sections 7-148b through 7-148f of the General Statutes, there is hereby established a commission known as the Fair Rent Commission for the Town of Newtown. Said Commission shall consist of five members appointed by the First Selectman, with the approval of the Board of Selectmen, which Commission may, but is not required to, include at least one tenant and one landlord. . The term of office shall be two years. The Charter provisions on minority representation shall be observed.

§ 20-##. Powers and duties.

A.

Said commission shall have such powers, duties and responsibilities as are provided pursuant to sections 7-148b through 7-148f, inclusive, of the General Statutes, including, but not limited to, make studies and investigations, to conduct hearings and receive complaints relative to rental charges on housing accommodations, except those rented on a seasonal basis (meaning housing accommodations rented for a period or periods aggregating not more than 120 days in any one calendar year), to ensure that rental charges are not harsh and unconscionable, thus creating a fair and equal process for the tenant and landlord; and

B.

In determining whether a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Fair Rent Commission shall consider such of the following thirteen (13) circumstances as are applicable to the type of accommodation in question:

- (1) The rents charged for the same number of rooms and other housing accommodations in the same and in other areas of the municipality;
- (2) The sanitary conditions existing in the housing accommodations in question;
- (3) The number of bathtubs and showers, flush water closets, kitchen sinks and lavatory basins available to the occupants thereof;
- (4) Services, furniture, furnishings and equipment supplied therein;
- (5) The size and number of bedrooms contained therein;
- (6) Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein;
- (7) The amount of taxes and overhead expenses, including debt services, thereof;
- (8) Whether the accommodations are in compliance with the ordinances of the city and the general statutes relating to health and safety;
- (9) The income of the petitioner and the availability of accommodations;
- (10) The availability of utilities;
- (11) Damages done to the property by the tenant caused by other than ordinary wear and tear;
- (12) The amount and frequency of increases in the rental charges;
- (13) Whether, and the extent to which, the income from an increase rental charge has been or will be reinvested in improvements to the accommodation.

§ 20-##. Meetings and reports; rules and regulations.

A.

The Commission shall meet as required or at a minimum annually, and at such other times as the Commission may determine. A Chairman, Vice Chairman and Secretary shall be chosen, and the Commission is empowered to adopt rules and regulations for putting into effect the provisions of this article, which rules and regulations shall not be inconsistent with the provisions thereof or sections 7-148b through 7-148f of the General Statutes. Such rules and regulations shall be filed with the Town Clerk.

B.

The Commission shall annually prepare and transmit to the Legislative Council and to the Board of Selectmen a report of its activities.

§ 20-##. Fines/Escrow.

A.

The Fair Rent Commission shall have the powers to collect fines and collect funds to be held in escrow consistent with state statutes.

§ 20-##. Receipt and disbursement of funds.

A.

All funds received by the Fair Rent Commission from any source shall be placed in the custody of the Financial Director of the Town of Newtown to be held, administered and disbursed by the Financial Director as part of and through the General Fund of the Town of Newtown, subject to any limitations on the use of the funds and in accordance with any statutory requirements concerning funds, including escrow funds, received by the Fair Rent Commission.

§ 20-##. Member compensation; expenses.

Members of the Commission shall serve without pay.

DRAFT

Chapter 216. Vehicles and Traffic

Article VI Obstruction of Intersections

GENERAL REFERENCES

Connecticut General Statutes — Section 14-250(b)

§ ###-1. Authority to designate

Pursuant to C.G.S. 14-250b, and at the recommendation of The Town of Newtown Police Commission, the following intersections are designated for special marking that blocking the intersection is prohibited:

Country Club Road and Rte. 25
Elm Drive and Rte. 302
Walnut Tree Hill Road and Church Hill Road
Newtown High School and Rte. 34

§ ###-2. Marking

The Town of Newtown shall

- (1) Post signs at each such designated intersection or request such action from the State of Connecticut indicating that blocking the intersection is prohibited and violators are subject to a fine, and
- (2) Mark, in white paint, the boundary of such interaction with a line not less than one foot in width and that are within such boundary line with parallel diagonal lines not less than one foot in width.

§ ###-3. Obstructing Intersections

No operator of a motor vehicle, other than a tractor-trailer unit, as defined in section CGS 14-1, shall proceed into an intersection that has been designated, posted and marked by the Town of Newtown in accordance with Connecticut State Statute, except when making a turn, unless there is sufficient space on the opposite side of the intersection to accommodate such motor vehicle without obstructing the passage of other vehicles or pedestrians, notwithstanding the indication of a traffic control signal that would permit such an operator to proceed into the intersection.

§ ###-4. Violations

Any person who violates the provisions of this chapter shall have committed an infraction.

§ ###-5. Enforcement

Enforcement of this chapter shall be the purview of state and local law enforcement officers whose jurisdiction contains the intersection's designated per Section ###-1.