

**BOROUGH OF NEWTOWN
NEWTOWN, CONNECTICUT**

Minutes of the Annual Meeting of the Borough of Newtown Board of Burgesses on **Tuesday, September 13, 2022**, at Edmond Town Hall, Newtown. Warden Jay Maher called the meeting to order at 7:33 p.m.

Present: Warden Jay Maher, Senior Burgess Chris Gardner, Burgess Bill Lucas, Burgess Anthony Baiad, Burgess Jim Gaston, Burgess Sarah Phillips, Burgess Jarod Modzelewski, Treasurer Paula Brinkman, Tax Collector Jodie Enriquez and Clerk Ann Scaia.

Absent: Tree Warden Rob McCulloch

Also Present: 4 members of the public.

Warden Maher identified the annual reports submitted by the following departments/commissions: Conservation, Fire Marshall, Historic District, Zoning Commission, and Zoning Board of Appeals. An annual report from the Engineering, Building and Health Department was not received by the time of the annual meeting.

Warden Maher asked that the Board look over the reports and asked if there were any questions. He thanked the Board, Commissions, and Sub-Committees for all their hard work. The Fire Marshal's office conducted 8 school inspections, 4 Day Care inspections, 7 inspections at churches & church buildings, 8 inspections at the 19 Main Street Apartments, 4 inspections at 32 Church Hill Road, 121 inspections at business and professional buildings and inspections at miscellaneous locations. The Zoning Commission noted approval of text amendments at the September 8, 2021 meeting by 1) adding the definition of Cannabis; adding the definition of Cannabis establishment; and 3) adding Cannabis establishment as a prohibited use. Also at the September 8, 2021 meeting, the Commission voted in favor of the application by the Borough of Newtown Zoning Commission to opt out of the "installation of temporary health care structures" (granny pods). At the October 13, 2021 meeting, the Commission voted in favor of the application by Borough of Newtown Zoning Commission for text amendment to the Borough of Newton Zoning Regulations by: 1) add definitions for Dwelling Unit and Accessory Apartment; and 2) revise 4.07.F and 4.07.G. At the April 13, 2022 meeting, the Commission approved the applications of EK Legacy LLC for site development plan, special exception and village district approval for construction of a 6,500 SF medical office building on property located at 27 Chur Hill Road with stipulations (see attached). The Zoning Board of Appeals noted there were two applications for variances (see attached). The Conservation Director outlined 23 site plan reviews, 28 site inspections and 3 violation inspections as it relates to Inland Wetlands. He also conducted 4 site plan reviews, 12 FEMA reviews and 3 meetings with DEEP/FEMA on municipal responsibilities. The Historic District held one public hearing during the 12-month period: 1) Replacement of deteriorated slate tile roof on C.H. Booth Library; 2) Approved certificates of appropriateness for replacement of 5 existing Historic District signs by the Board of Burgesses of the Borough of Newtown.

Burgess Lucas made a motion to accept the annual reports, seconded by Burgess Baiad and unanimously approved.

There being no further business, Burgess Baiad made a motion to adjourn the Annual Meeting at 7:39 p.m., seconded by Senior Burgess Gardner and unanimously approved.

Respectfully submitted,

Ann Scaia
Borough Clerk

***Borough of Newtown
Zoning Board of Appeals
Newtown, Connecticut 06470***

September 3, 2022

Via Email Only

Jay Maher, Warden
Borough of Newtown
P.O. Box 164
Newtown, CT 06470

Re: Annual Report for Borough of Newtown Zoning Board of Appeals

Dear Warden Maher:

During the period July 1, 2021 through June 30, 2022, the Borough Zoning Board of Appeals took the following actions:

- At its August 25, 2021, BZBA granted a variance to Section 5.04G to permit the construction/installation of an island ATM within the 25' setback on the southerly side of property located at 20 Church Hill Road. The owner of said property is Nemco LLC and the applicant was Savings Bank of Danbury.
- At its August 25, 2021, BZBA granted a variance to Section 4.08.1 to allow a 6,500 square foot building on property located at 27 Church Hill Road with a frontage of 143 feet. The applicant and owner of said property is EK Legacy LLC.

No other applications were presented to BZBA during said period.

If you need anything else, please do not hesitate to contact me.

Very truly yours,

John

John Madzula
Chairman

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4260
FAX (203) 270-1528



RICHARD FRAMPTON
FIRE MARSHAL

TOWN OF NEWTOWN

ANNUAL REPORT BOROUGH OF NEWTOWN JULY 1, 2019 TO JUNE 30, 2020

During the past fiscal year the following activities were conducted by the Fire Marshal's Office

5	School Inspections
2	Day Care Center Inspections
9	Churches and Church Building Inspections
10	St. Rose Church – Construction Inspections- Site Plans review, Building plans review and Site Inspections
30	Church Hill Village Construction inspections-Site Plan, Building Plan Reviews, Site inspections
2	Lexington Garden- Tenant Fit outs-Plan Review-Building Inspections
3	11 Church Hill Rd.- Building plan reviews, site inspections
01	Group Home Inspection
104	Business and Professional Building Inspections
12	Open Burn Permits

Richard Frampton, Fire Marshal
August 14, 2020

***Borough of Newtown
Zoning Commission
Newtown, Connecticut 06470***

September 3, 2022

Jay Maher, Warden
Borough of Newtown
P.O. Box 164
Newtown, CT 06470

Re: Annual Report for Borough of Newtown Zoning Commission

Dear Warden Maher:

I submit the following information regarding the period July 1, 2021 through June 30, 2022:

- At its September 8, 2021 meeting, the Commission voted in favor of the application by Borough of Newtown Zoning Commission for text amendment to the Borough Zoning Regulations by: (1) adding the definition of Cannabis; adding the definition of Cannabis establishment; and (3) adding Cannabis establishment as a prohibited use.
- At its September 8, 2021 meeting, the Commission voted in favor of the application by the Borough of Newtown Zoning Commission to opt out of the "installation of temporary health care structures" (granny pods).
- At its October 13, 2021 meeting, the Commission voted in favor of 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.
- At its April 13, 2022 meeting, the Commission voted to approve the applications of EK Legacy LLC for site development plan, special exception and village district approvals for construction of a 6,500 SF medical office building on property located at 27 Church Hill Road. The approval was subject to the following stipulations:
 1. All outside building and area lighting shall not exceed 3,000K (3,000 degrees kelvin).
 2. The sidewalk lighting shall start 60' to 80' from the light post on 25 Church Hill Road and shall continue to be spaced 60' to 80' along the front of the property. There shall be a total of three (3) light posts.
 3. The proposed fence between 27 Church Hill and 29 Church shall extend beyond the proposed structure as presented on the plans but shall be five (5)

Jay Maher, Warden
Borough of Newtown
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September 3, 2022

feet high and not four (4) feet as on plans. Landscaping appropriate enough to minimize the street view of the fence shall also be included.

4. Trees and shrubbery shall be planted along the west (left) side of the proposed structure. Enough trees and shrubbery and/or physical alteration shall be done to break up the monolithic view from the street.
- At its June 8, 2022 meeting, the Commission started the process to review the zoning regulations for proposed revisions. This process will take several months to complete. Then a public hearing will be scheduled for the public to weigh in on the proposed revisions.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Doug Nelson

Douglas Nelson
Chairman

/mco

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4260
FAX (203) 270-1528




RICHARD FRAMPTON
FIRE MARSHAL

TOWN OF NEWTOWN

ANNUAL REPORT BOROUGH OF NEWTOWN JULY 1, 2021 TO JUNE 30, 2022

During the past fiscal year the following activities were conducted by the Fire Marshal's Office

8	School Inspections & Fire Prevention
4	Day Care Center Inspections & Fire Prevention
7	Churches and Church Building Inspections
1	Group Home Inspection
4	Open Burn Permits
9	Plan Reviews
1	Site plan
7	Fires
170	Fire Calls
121	Business and Professional Building Inspections & misc.
	Projects
	Inspections, knox box, tent etc...
8	19 Main St - Apartments
4	32 Church Hill Rd.
4	33 Main St.- New Restaurant
3	ETH 45 Main St
2	2 Boulevard
5	St. Rose- Carnival, tents etc...
6	36 Sugar St.- Tents, Maze


Richard Frampton, Fire Marshal
August 11, 2022

Conservation Director Annual Report for the Borough of Newtown 2021 - 2022

The Conservation Director for the Borough of Newtown acts as the agent for the Inland Wetlands Agency. The Conservation Director is also responsible for federal reporting and local regulations for flood plain management.

A summary of the actions of the Agent and the commissions in the Borough of Newtown during this past year:

I. Inland Wetlands –

- Agent

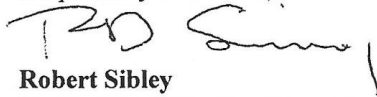
- 23 Site Plan Reviews
- 28 Site Inspections
- 3 Violation Inspections
- 2 permit approvals
- 0 permit denials
- Amount of wetlands for alteration – 0.1 Acres
- Amount of linear stream for alteration – 0F
- Amount of created wetlands for mitigation – 0.0 Acres

II. Flood Plain –

- Agent

- 4 Site Plan Reviews
- 12 FEMA Reviews
- 3 Meetings with DEEP/FEMA on municipal responsibilities

Respectfully Submitted,



Robert Sibley
Conservation Director, Borough of Newtown

August 17, 2022

*The Borough of Newtown
Historic District Commission
Newtown, Connecticut
Est. 1996*

September 2, 2022

Elizabeth Shapiro
Director of Arts, Preservation and Museums
One Constitution Plaza, 2nd Floor
Hartford, CT 06103
Elizabeth.Shapiro@ct.gov

Re: Borough of Newtown Historic District Annual Report of Activity

Dear Ms Shapiro,

Enclosed please find the Report of Activity for the Borough of Newtown Historic District (BNHDC) for the period July 1, 2021 to June 30, 2022. A full list of Commission members, alternates, and consultants follows.

Please contact me if you have any questions regarding this report or if you require my assistance with matters pertaining to the BNHDC.

Regards,

Mark P. Poirier
Secretary
Borough of Newtown Historic District Commission
53 Main Street
Newtown, CT 06470
(203) 270-9916
markppoirier@hotmail.com

cc: Ann Scaia, Borough Clerk

Regular Business:

- The commission held one public hearings during this 12-month period:
 - Sept 30, 2020
 - 25 Main Street, C.H. Booth Library, to replace severely deteriorated slate tile roof on the original section of the building with asphalt shingles, matching new section
 - The commission approved a certificate of appropriateness
 - Update: the work has been delayed.
 - The commission approved certificates of appropriateness for replacement of five existing Historic District signs by the Board of Burgesses of the Borough of Newtown:
 - South Main Street at southeastern section of the Ram Pasture
 - West Street east of the intersection of Castle Hill Road
 - Church Hill Road east of the Newtown Bee
 - Currituck Road across from intersection of Sunset Hill Road
 - Main Street south of the intersection of Johnnie Cake Lane.

The Borough of Newtown Historic District Commission

Regular Commission Members updated 08/10/2021

<p>Chair, Stephanie A. Gaston 18 Main Street Newtown, CT 06470 203-417-4702</p>	<p>Sixth Term 07/15 – 07/26 Secretary 07/96 – 07/98 Chair 07/98 – present</p>
<p>Vice Chair, Betsy S. Kenyon 62 Main Street Newtown, CT 06470 203-426-5709</p>	<p>Sixth Term 07/16 – 07/26 Vice Chair 07/96 – present</p>
<p>Secretary, Mark P. Poirier 53 Main Street Newtown, CT 06470 203-270-9916</p>	<p>Secretary 07/07 – present Fourth Term 07/18 – 07/23</p>
<p>Charles Fulkerson 8 Currituck Road Newtown, CT 06470 203-270-8492</p>	<p>Fifth Term 07/17 – 07/22 (Deceased Nov 6, 2021)</p>
<p>Sarah Phillips 35 Main Street Newtown, CT 06470 203-270-8492</p>	<p>First Term 12/21 – 07/22 Second Term 07/22 – 07/27</p>
<p>Ellen Whalen 65 Main Street Newtown, CT 06470 203-426-6425</p>	<p>Fourth Term 07/19 – 07/24</p>

Alternate Commission Members

Karen Boyle
53 Main Street
Newtown, CT 06470

Third term 7/19 – 7/23

Vacancy (2)

Consultants

Scudder Smith
57 Elm Drive
Newtown, CT 06470
203-426-4882

History/Research
(Deceased Aug 12, 2022)

James O. Gaston
18 Main Street
Newtown, CT 06470
203-417-5890

Legal