

**BOROUGH OF NEWTOWN
NEWTOWN, CONNECTICUT**

Minutes of the Annual Meeting of the Borough of Newtown Board of Burgesses on Tuesday, September 12, 2017 at Edmond Town Hall, Newtown. Warden Gaston called the meeting to order at 7:30 p.m.

Present: Warden James Gaston, Second Senior Burgess Jay Maher, Burgess Betsy Kenyon, Burgess Bill Lucas, Burgess Chris Gardner, Zoning Officer Maureen Owen, Treasurer Paula Brinkman, Tax Collector Jodie Enriquez and Clerk Ann Scaia

Absent: Senior Burgess Joan Crick, Burgess Anthony Baiad and Tree Warden Rob McCulloch

Also Present: Six members of the public.

Warden Gaston identified the annual reports submitted by the following departments/commissions: Building, Zoning, Health, Engineering, Conservation, Fire Marshall, Historic District, Zoning Commission, and Zoning Board of Appeals.

Warden Gaston 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. Highlights of the reports include the Historic District had 2 public hearings and both applications were approved; building fees of \$44,398.17 were collected for 2015-2017 and \$23,551.37 were collected for 2017-2017 and the conservation department executed 24 site plan reviews and 23 site design meetings in the borough. Burgess Kenyon thanked Warden Gaston for his continued dedication to the Borough.

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

Warden Gaston conveyed a couple issues this past year as it pertains to Zoning. The first affecting residents in the historic district as they may potentially be required to follow both historic and village zoning rules and regulations. This causes duplication of effort, multiply fees and possible inconsistency in rules and regulations between the historic district and the village district. Future proceedings including potential litigation may be needed to address preserving the borough ordinance that exempts historic district properties from the Village District zoning. To date, the Borough Zoning Commission has refused adhere to the Ordinance that the Board of Burgesses passed in December 2016. The second issue relates to a Zoning Commission proposed zoning change to create Landmark Properties that would include labeling residential properties as Landmark properties and permit commercial business in residential homes without the residents having to live there. This potential turns historic Main Street completely commercial.

There being no further business, Burgess Kenyon made a motion to adjourn the Annual Meeting at 7:53 p.m., seconded by Second Senior Burgess Maher and unanimously approved.

Respectfully submitted,

Ann Scaia
Borough Clerk

Report of Activity for the Period of July 1, 2012 to June 31, 2013
Borough of Newtown Historic District

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

August 27, 2017

Deborah Gaston
Director of Arts & Historic Preservation &
Secretary, Historic Preservation & CT Freedom Trail Connecticut Commission on
Culture and Tourism
One Constitution Plaza, 2nd Floor
Hartford, CT 06103

Re: Borough of Newtown Historic District Annual Report of Activity

Dear Ms Gaston,

Enclosed please find the Report of Activity for the Borough of Newtown Historic District for the period July 1, 2016 to June 30, 2017. 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 any matters pertaining to the Borough of Newtown Historic District.

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

Report of Activity for the Period of July 1, 2012 to June 31, 2013
Borough of Newtown Historic District

Regular Business:

- The commission held 2 public hearings during this 12-month period:
 - May 16, 2017
 - Paul A. Tanski for the demolition of an existing single-car garage and replacement with a 2-car structure on the same footprint, incorporating an adjacent parking deck.
 - The application was approved as presented in the application.
 - June 27, 2017
 - John and Melinda Cash for installation of a fence on the north side of 79 Main Street.
 - The application was approved as presented in the application.

Report of Activity for the Period of July 1, 2012 to June 31, 2013
Borough of Newtown Historic District

***The Borough of Newtown
Historic District Commission***

Regular Commission Members

Chair, Stephanie A. Gaston

18 Main Street
Newtown, CT 06470
203-426-2500

Fifth Term 07/15 – 07/20

Secretary 07/96 – 07/98

Chair 07/98 – 07/17

Vice Chair, Betsy S. Kenyon

62 Main Street
Newtown, CT 06470
203-426-5709

Fifth Term 07/16 -07/21

Vice Chair 07/96 – 07/17

Secretary, Mark P. Poirier

53 Main Street
Newtown, CT 06470
203-270-9916

Secretary 07/07 – 07/17

Third Term 07/13 – 07/18

Charles Fulkerson

8 Currituck Road
Newtown, CT 06470
203-270-8492

Fifth Term 07/17 – 07/22

Ellen Whalen

65 Main Street
Newtown, CT 06470
203-426-6425

Third Term 07/14 – 07/19

Alternate Commission Members

Karen Boyle

53 Main Street
Newtown, CT 06470
203-270-9916
Vacancy

Second Term 07/13 – 07/18

Consultants

Daniel Cruson

174 Hanover Road
Newtown, CT 06470
203-426-6021

Newtown/Borough Historian

Scudder Smith

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

History/Research

James O. Gaston

18 Main Street
Newtown, CT 06470
203-426-2500

Legal

Annual Reports

Paula Brinkman <paulabnyc1@aol.com>

Sat, Sep 9, 7:01 AM

To: Ann Scaia <annscaia22@gmail.com>

Cc: Jim Gaston <okjt@aol.com>, Maureen Crick Owen <maureen.crickowen@newtown-ct.gov>

Per request, here are the year end totals as reported for Jean St. Jean. I am providing FY 2015-16 as well as FY 2016-17.

Paula

2015-16

Bldg Fees: \$44,398.17

DEEP: \$1140.00

Zoning: \$664.00

Tag Sales: \$50.00

Sign Fees: \$250.00

Misc. \$278.97

2016-17

Bldg Fees: \$23,551.37

DEEP: \$240.00

Zoning: \$1020.00

Change Zoning: \$300.00

Tag Sales: \$100.00

Sign Fees: \$125.00

Misc. \$390.37

BOROUGH OF NEWTOWN
NEWTOWN, CT 06470

August 10, 2017

Ann Scaia
Borough Clerk
Borough of Newtown
P.O. Box 164
Newtown, CT 06470

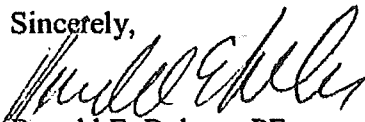
RE: Annual Report

Dear Ms. Scaia:

In the past year I have been involved with the following:

1. Continuing construction inspections for various projects. These inspections include road/drainage projects as well as driveways and development sites.
2. Assist various agencies and property owners with determining road right of ways and property lines.
3. Assist property owners in determining where sewer lines and laterals are located as well as other public utilities. Issue permits to homeowners and public utility companies in order to tie into or install utilities in the Town right of way.
4. Continue to investigate road and drainage complaints from homeowners. Work with the Public Works Department in resolving these issues.
5. Engineering reviews for various development proposals. These include the Lexington Garden project, the Saint Rose Site Development Plan, a subdivision plan for 18 Mount Pleasant Road and the Assisted Living Facility on Church Hill Road and The Boulevard.
6. Consultations with the State and contractor for the Rte. 302 bridge replacement project.

Sincerely,



Ronald E. Bolmer, PE
Borough Engineer

Newtown Health District
3 Primrose Street
Newtown, CT 06470
Tel. (203) 270-4291
FAX (203) 270-1528
donna.culbert@newtown-ct.gov



Newtown Health District
*serving the towns of
Bridgewater, Newtown
and Roxbury*

NEWTOWN DISTRICT DEPARTMENT OF HEALTH

**Borough of Newtown
September 5, 2017**

Newtown Health District Annual Report

The Annual Health Fair, held at the Reed Intermediate School on September 17, 2016, was the twenty-third annual and was very well attended. More than 50 exhibitors participated and numerous health screenings, health education and health promotion activities were enjoyed by hundreds of attendees. This year's health fair included the MegaBody exhibit, a larger-than-life walk thru model of the human body sponsored by the Newtown Prevention Council, which was also enjoyed by the Reed School students and staff the Friday before the Fair. The annual Health Fair is an entirely free event.

FLU: Flu vaccine was plentiful; many clinics were held at schools, the senior center, the municipal center and at local businesses and pharmacies. The Newtown Visiting Nurses Association assisted in making sure uninsured residents were vaccinated.

PREVENTION: Tickborne Disease prevention in the community continued to be a major interest of the Health District's efforts and resources. In addition to distribution of information, the BLAST program continues to be promoted at a variety of venues and events. The Health District continued its education and health promotion activities on heart health this past year. A "Know Your Numbers" program has been initiated and maintained with monthly screenings at the Municipal Center at Fairfield Hills; special topics have been introduced throughout the year.

SURVEILLANCE AND INFECTIOUS DISEASE CONTROL: Emerging infectious disease continues to be a major concern. Protocols were developed at the state, regional and local level for information sharing, monitoring of suspect situations and various response methodologies. The work conducted regarding Ebola contributes to plan development for responding to future infectious diseases.

RECOVERY & RESILIENCY: The Health District has been an active partner with many entities working to understand, communicate and collaborate on the efforts that assist in the community's recovery and to build resiliency. A recurring theme – there is no one answer or solution that meets everyone's needs; the healing and growth process is as unique as the individual. The relationships with community partners prove invaluable.

ENVIRONMENTAL HEALTH: The Health District covers environmental and public health issues that include new residential and commercial development with septic systems and wells; septic system repairs; food service licensing and inspections; schools and daycares; water supply issues and nuisance complaints as well as

tickborne disease prevention efforts and public health emergency planning for all three member towns, Newtown, Bridgewater and Roxbury.

Health education efforts have been co-sponsored by the Health District and the Newtown VNA, the Bethel VNA, the New Milford VNA and the Danbury VNA. The Health District continues to be an active member of the Newtown Prevention Council, which is a coalition of community members working toward a safe and substance free town. The Health District and the school system have partnered on many health promotion efforts and messages.

The Newtown Health District Director continues to be the chairperson for the Housatonic Valley Planning Region's directors of health. This group has been meeting for more than ten years, working on public health emergency preparedness planning, and more recently on regional planning. The Director is an active member of the Emergency Support Function (ESF) 8 Health and Medical Services Group for Connecticut's Region 5; ESF 8 partners include local health departments, acute care hospitals, emergency medical services (EMS) and behavioral health for the 43 member towns in Region 5.

Customer service is the Health District's number one priority as we work to promote and protect the health of the district's member communities. The Health District's employees are: Maureen Schaedler, Administrative Assistant; Michael Carey, Senior Sanitarian; Ed Knapik, Assistant Sanitarian; Keith Vaughn, Assistant Sanitarian; Suzette LeBlanc, Food Service Inspector; Dr. Thomas Draper, Medical Advisor and Donna M. Culbert, Director of Health.

The Health District Board of Directors are Dr. Robert Grossman, Chairman; Joan Crick, Borough representative; Herb Rosenthal, Newtown representative; Dr. William Begg, Newtown representative; Bernie Meehan, Roxbury representative, and Curtis Read, Bridgewater representative.

Respectfully submitted by
Donna M. Culbert, Director of Health



TOWN OF NEWTOWN

ANNUAL REPORT BOROUGH OF NEWTOWN JULY 1, 2016 TO JUNE 30, 2017

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

03	School Inspections
02	Day Care Center Inspections
07	Churches and Church Building Inspections
01	Group Home Inspection
99	Business and Professional Building Inspections
00	Fuel Tank Removals
00	Blasting Permits Issued
07	Burn Permits Issued
07	C.O. Inspections
15	Plan Reviews
05	Site Plans
00	Fire Investigation

A handwritten signature in cursive script, appearing to read 'Richard Frampton', is written above a horizontal line.

Richard Frampton, Fire Marshal
August 9, 2017

Conservation Director

Annual Report for the Borough of Newtown

2016 - 2017

The Conservation Director for the Borough of Newtown acts as the agent for the Inland Wetlands Agency, Aquifer Protection Agency, and Forest Practices Agency. The Director also staffs the Conservation Commission and serves the Borough Zoning as the staff environmental planner. 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
- 43 Site Inspections
- 5 Violation Inspections

- Commission

- 2 permit approvals
- 0 permit denials
- Amount of wetlands for alteration – 0.05 Acres
- Amount of linear stream for alteration – 35F
- Amount of created wetlands for mitigation – 0.2 Acres

II. Borough Planning/Zoning –

- Agent

- 24 Site Plan Reviews
- 25 Site Design Meetings

III. Flood Plain –

- Agent

- 8 Site Plan Reviews
- 18 FEMA Reviews
- 11 Meetings with DEEP/FEMA on municipal responsibilities

Respectfully Submitted,

Robert Sibley
Conservation Director, Borough of Newtown

August 30, 2017

BUILDING DEPARTMENT
BOROUGH
FISCAL YEAR PERMITS
JULY 1, 2016 – JUNE 30, 2017

A/C	2	\$9,770
Addition	2	\$130,000
Basement	5	\$87,500
Barn	1	\$8,458
Chimney Liner	1	\$1,000
Deck	2	\$16,500
Electric	21	\$87,400
Fire Protection	1	\$1,200
Heating	5	\$41,353
HVAC	15	\$140,985
Natural Gas	1	\$750
New Home	1	\$161,000
Oil Tank	4	\$7,205
Pavilion	1	\$10,000
Plumbing	12	\$145,200
Propane	9	\$31,700
Renovations	9	\$136,400
ReRoof	11	\$113,050.39
Shed	1	\$17,563.70
Siding	1	\$41,000
Solars	1	\$5,750
Tent	3	\$3,265
Windows	6	\$45,823
Wood Insert	1	\$2,900
Total Permit	116	\$1,245,773.09

**BUILDING DEPARTMENT
BOROUGH COMMERCIAL
FISCAL YEAR PERMITS
JULY 1, 2016 – JUNE 30, 2017**

A/C	1	\$7,100
Alarm	4	\$46,000
Electric	14	\$184,500
Fitout	3	\$2,050,000
Heating	1	\$15,000
HVAC	4	\$611,800
New Building	1	\$0
Plumbing	7	\$174,500
Propane	1	\$150
Renovations	7	\$239,200
Sign	3	\$15,500
Tent	1	\$1,000
Total Permits	47	\$3,344,750

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

September 5, 2017

Via Email Only

Board of Burgesses
Borough of Newtown
P.O. Box 164
Newtown, CT 06470

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

Dear Ladies and Gentlemen:

Regarding your recent memo, during the period July 1, 2016 through June 30, 2017, there was one (1) application for a variance to Section 5.04 of the Borough of Newtown zoning regulations, which application was denied, as presented, for lack of hardship.

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

Very truly yours,

John

John Madzula
Chairman

/mco

Borough of Newtown
Zoning Commission
Newtown, Connecticut 06470

September 5, 2017

Board of Burgesses
Borough of Newtown
P.O. Box 164
Newtown, CT 06470

Re: Annual Report for Borough of Newtown Zoning Commission

Dear Ladies and Gentlemen:

In response to your recent letter, I submit the following information regarding the period July 1, 2016 through June 30, 2017:

- At the meeting of August 10, 2016, the BZC approved amendments to the zoning regulations regarding the professional zone by adding limited business uses to the zone thereby resulting in a professional-limited business zone. The amendment was effective August 22, 2016.
- At the meeting of September 14, 2016, there were two public hearings held. The first one was in connection with proposed revisions to 30-32 Church Hill Road (Lexington Gardens) project. In particular, the applicant was requesting that the approval be modified specifically to the building located at 30 Church Hill Road. The requested amendment was approved. The second one was for a village district application to approve the application of Chew Chew Station, LLC for the a building to be constructed at 55 Church Hill Road (also referred to as the old train station and storage building). The application was approved.
- At the meeting of September 21, 2016, the BZC approved amendments to the zoning regarding the Main Street Village District Proposal which were effective October 3, 2016.
- At the meeting of November 19, 2016 and December 14, 2016, there were public hearings on the application of Hunter Ridge LLC for special exception and site plan approvals to develop 29.2 acre parcel into 29 single family detached homes with 20.14 acres being preserved as open space on property located at 41, 43, 45 and 47 Mount Pleasant Road, Newtown. At the February 8, 2017 meeting, the Commission approved the applications subject to the following conditions:
 - (i) Hydrants are required with final locations to be approved by the Fire Marshal; and

(ii) Fully executed copy of recorded Conservation Easement to be provided to the Borough Zoning Commission.

Dr. Robert Grossman commenced a legal action against the Borough of Newtown Zoning Commission and Hunter Ridge, LLC appealing the BZC's decision. The case bears the Docket No. DBD-CV17-6021883-S and is pending in the Superior Court for the Judicial District of Danbury.

- At the meeting of March 8, 2017, there was a public hearing on the application of St. Rose Church Corp. for special exception and site plan approvals to construct a 2,100 square foot one-story structure to house the "Faith Food Pantry" on property located at 46 Church Hill Road. The applications were approved subject to the following conditions:
 1. Knox Box per Acting Fire Marshal's letter 02.10.17;
 2. Applicant to provide lighting plan to the Commission; and
 3. Site Plan and surveys shall comply with Paragraph 7 of the Borough Engineer's letter dated 03.03.17.
- At the meeting of March 8, 2017, there was a public hearing on the application of Saint Roses Church Newtown for special exception, site plan and village district approvals to construct a 1,675± square foot addition to the church, the installation of a memorial garden, repaving the main parking lot and associated site, utility and landscaping work on property located at 46 Church Hill Road. The public hearing was continued to April 12, 2017 and at that meeting the commission approved the applications subject to the following conditions:
subject to the following conditions:
 1. The applicant submit a writing correcting the name of the applicant/owner on the site plan application; and
 2. Add hydrant northeast side of the church on the front island per the Acting Fire Marshal's letter dated February 10, 2017.
- At the meeting of March 8, 2017 meeting, the BZEO referred to the commission Danbury Ambulance Service's request for a certificate of zoning compliance concerning applicant's proposed use at 77 Main Street. After discussion, the members were polled on their recommendation to the ZEO if she should issue a zoning compliance certificate to Danbury Ambulance Service. The following was the "polling" results:
 - Lucy Sullivan – No
 - Brid Craddock – No
 - Mike Guman – No
 - David Francis – Yes
 - Doug Nelson – No

Based on the members' answers, the recommendation to the ZEO is to not grant the zoning compliance certificate to Danbury Ambulance Service.

- At the March 8, 2017 meeting, there was a public hearing on the application of Gager, Emerson, Rickart, Bower & Scalzo LLP for proposed amendments to the zoning regulations to allow assisted living facilities only in the Professional Zone. At the meeting of April 12, 2017, the commission approved the application with an effective date of April 24, 2017.
- At the May 10, 2017 meeting, the commission held an open discussion with the public regarding amending the zoning uses for the Edmond Town Hall (ETH) to allow the building to increase revenue. The discussion of increasing uses at the ETH has been ongoing for over one year. At the writing of this letter, the Borough Zoning Commission has proposed a Landmark Property Overlay Zone which has been sent to Planning and Zoning Commission for their written comments. A public hearing has not been scheduled as of yet on these proposed regulations.
- There is a pending village district, site plan and special exception applications for an assisted living facility proposed for the corner of Church Hill Road and The Boulevard.

Should you need anything further, please do not hesitate to contact me.

Very truly yours,

Doug Nelson

Douglas Nelson
Chairman

/mco