

**BOROUGH OF NEWTOWN
NEWTOWN, CONNECTICUT**

Minutes of the Annual Meeting of the Borough of Newtown Board of Burgesses on Tuesday,
September 113, 2016 at Edmond Town Hall, Newtown. Warden Gaston called the meeting to
order at 7:40 p.m.

Present: Warden James Gaston, Senior Burgess Joan Crick, Second Senior Burgess Jay Maher,
Burgess Betsy Kenyon, Burgess Anthony Baiad, Burgess Bill Lucas, Burgess Chris Gardner,
Zoning Officer Jean St. Jean, Treasurer Paula Brinkman, Clerk Ann LoBosco, Tree Warden Rob
McCulloch

Absent: None.

Also Present: Two members of the public.

Warden Gaston identified the annual reports submitted by the following
departments/commissions: Building, Zoning, Health, Engineering, Conservation, Fire Marshall,
Zoning Commission, and Zoning Board of Appeals. The Conservation and Historic District
reports were not available at the time.

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 construction of new buildings on the former Lexington Gardens property;
building fees of \$45,362.17 were collected; traffic signal for the corner of The Boulevard and
Church Hill Road approved by the State D.O. T.; re-paving of West Street and Castle Hill Road;
and the construction of a new Hook & Ladder fire station. Burgess Kenyon thanked Warden
Gaston for his continued dedication to the Borough.

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

**There being no further business, Burgess Lucas made a motion to adjourn the Annual
Meeting at 7:51 p.m.,** seconded by Burgess Gardner and unanimously approved.

Respectfully submitted,

Ann M. LoBosco
Borough Clerk

Borough of Newtown

Post Office Box 164

Newtown, Connecticut 06470

Incorporated 1824

ANNUAL REPORT

The fiscal year ending June 30, 2016 continued to be an active one for commercial development in the Borough. \$45,362.17 was collected in fees for building, zoning, signs, tag sales, etc. \$1140 was also collected in D.E.E.P. fees.

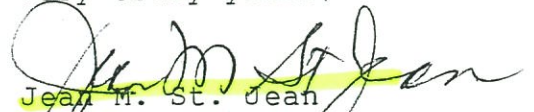
The traffic light signal for the corner of The Boulevard and Church Hill Road has received the final approval from the State D.O.T.

The construction of new buildings on the former Lexington Gardens property located at 30-32 Church Hill Road has been progressing. Several of the buildings are for office/retail buildings, and there is also a building permit for a branch of the Newtown Savings Bank.

Preliminary plans for a new project for a residential open space development has been submitted. This project is to be located off of Route #6 and the developer plans to build twenty-nine homes on this site. No date has been scheduled for the hearing with the Borough Zoning Commission.

I expect the commercial building activity will continue to be strong this year.

Very truly yours,


Jean M. St. Jean
Zoning Enforcement Officer



TOWN OF NEWTOWN

ANNUAL REPORT BOROUGH OF NEWTOWN JULY 1, 2015 TO JUNE 30, 2016

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 |
| 87 | Business and professional building inspections |
| 00 | Fuel tank removals |
| 0 | Blasting permits issued |
| 12 | Burn permits issued |
| 06 | C.O. Inspections |
| 12 | Plan Reviews |
| 02 | Site Plans |
| 0 | Fire Investigation |

A handwritten signature in black ink, appearing to read 'Bill Halstead', is written over a horizontal line.

Bill Halstead, Fire Marshal
September 1, 2016

BOROUGH OF NEWTOWN
NEWTOWN, CT 06470

August 10, 2016

Ann M. LoBosco.
Borough Clerk
Borough of Newtown
37 Mt. Pleasant Road
Newtown, CT 06470

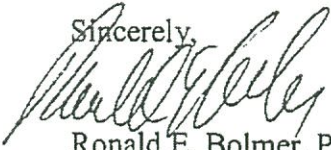
RE: Annual Report

Dear Ms. LoBosco:

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

1. Continuing construction inspections for various projects. These inspections include drainage projects as well as driveways.
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
4. Continue to investigate road and drainage complaints from homeowners.
5. Engineering reviews for various development proposals.
6. Involved with the re-paving of West Street and Castle Hill Road as part of the waterline project.
7. Involved with plan reviews as well as construction inspections of the new Hook & Ladder fire station as well as the Lexington Gardens project.

Sincerely,


Ronald E. Bolmer, PE
Borough Engineer

BUILDING DEPARTMENT

JULY 1, 2015 – JUNE 30, 2016

BOROUGH COMMERCIAL PERMITS

| | | |
|------------------|----|-------------|
| A/C | 1 | \$12,000 |
| Alarm | 1 | \$3,000 |
| Addition | 2 | \$55,000 |
| Dormers | 1 | \$35,000 |
| Electric | 10 | \$198,990 |
| Fire Protection | 4 | \$149,000 |
| HVAC | 5 | \$301,486 |
| New Construction | 3 | \$2,009,397 |
| Plumbing | 4 | \$38,500 |
| Renovations | 3 | \$25,375 |
| Tenant Fitout | 3 | \$200,000 |
| Sign | 2 | \$17,000 |
| Tent | 2 | \$2,900 |
| | | |
| Total Permits | 41 | \$3,047,648 |

BUILDING DEPARTMENT
JULY 1, 2015 – JUNE 30, 2016
BOROUGH RESIDENTIAL PERMITS

| | | |
|----------------|-----|-------------|
| A/C | 1 | \$10,000 |
| Addition | 2 | \$155,000 |
| Basement | 2 | \$17,000 |
| Deck | 4 | \$48,006 |
| Electric | 19 | \$244,550 |
| Fence | 1 | \$1,500 |
| Heating | 7 | \$340,663 |
| Heating and AC | 5 | \$110,270 |
| I/G Pool | 2 | \$74,000 |
| New Home | 1 | \$600,000 |
| Plumbing | 14 | \$158,130 |
| Propane | 7 | \$7,450 |
| Pump | 1 | \$1,000 |
| Renovations | 10 | \$263,377 |
| ReRoof | 10 | \$93,400 |
| Siding | 2 | \$36,000 |
| Solar System | 5 | \$143,940 |
| Tent | 3 | \$7,800 |
| Windows | 5 | \$30,136 |
| | | |
| Total Permits | 101 | \$2,342,223 |

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 13, 2016

Newtown Health District Annual Report

The Annual Health Fair, held at the Middle School on October 3, 2015, was the twenty-second 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. 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 was a major concern this past year. Protocols were developed at the state, regional and local level for information sharing, monitoring of suspect situations and various response methodologies. The work conducted in the previous year regarding Ebola contributed 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 as everyone worked to fill gaps and help at every turn.

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

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

September 12, 2016

Via Email Only

Ms. Ann LoBosco
Borough Clerk
Borough of Newtown
Post Office Box 164
Newtown, Connecticut 06470

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

Dear Ann:

Regarding your recent memo, during the period July 1, 2015 through June 30, 2016, there was one (1) application for a variance to Section 5.01 of the Borough of Newtown zoning regulations, which application was approved as presented.

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 12, 2016

Via Email Only

Ms. Ann LoBosco
Borough Clerk
Borough of Newtown
Post Office Box 164
Newtown, Connecticut 06470

Re: Annual Report for Borough of Newtown Zoning Commission (7/1/15-6/30/16)

Dear Ann:

In response to your recent letter, I submit the following information regarding the period July 1, 2015 through June 30, 2016:

- At the meeting of December 9, 2015 meeting, the BZC approved amendments to the zoning regulations as follows: (a) Article 2 (Definition of Terms) regarding revisions to definitions of Business Building and Gross Floor Area; (b) Article 6 (Signs) regarding temporary signs, hanging signs, Building Identification Signs, wall signs in more than one piece and projecting signs in centers and developments; (c) Article 11 (Erosion & Sediment) to update text to be consistent with Town of Newtown wording; and (d) Article 12.07 (Village District) to add a village district infrastructure exemption for small improvements and clarifying application of village district regulations to all lots, including those containing governmental, church and school uses. The amendments were effective December 21, 2015.

- Discussion has been ongoing about expanding the definition of professional uses to include personal service establishments and light office (i.e. not for profit). The expansion of the definition would not include retail, restaurants, etc. because the professional properties abut residential properties which were why the professional zone was created originally. This went to public hearing in the July 2016 meeting and was approved but will be reported on in next year's annual report.

Ms. Ann LoBosco
Borough Clerk
Borough of Newtown
Page 2
September 12, 2016

- Throughout the year, there have been a few non-substantial changes approved by BZC regarding the project at 30-32 Church Hill Road (Lexington Gardens) project. There is pending an application to amend the special exception approval. The application is with regard to an amendment to the roof on the building located at 30 Church Hill Road. This is subject of a public hearing on September 14, 2016 and will be reported in next year's annual summary.
- There has been discussion concerning 77 Main Street (old Newtown Volunteer Ambulance garage) as to possible future uses. The Commission did receive a copy of the final report from the ambulance's remediation contractor but there are still some unanswered questions.
- Discussion has been ongoing regarding a possible Main Street Village District proposal. This was discussed with the Board of Burgesses at one of their recent meetings. Attached is the proposal which will be the subject of a public hearing on September 21, 2016.
- Ongoing discussions have taken place regarding expanded uses for vacated municipal buildings. In particular, members of the Board of Managers of ETH have attended commission meetings to discuss this.

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

Very truly yours,

Doug Nelson

Douglas Nelson
Chairman

/mco
Enclosure

Main Street Village District Proposal

Draft Dated 08.10.16

Proposed Amendment to §12.01 to re-designate §12.01 as §12.01.A and add Section 12.01.B

Findings

Whereas the Borough's Main Street, including South Main Street, has historically been designated in its zoning regulations as a place of special importance to the Borough and Town and worthy of protection¹ and

Whereas the Borough's Main Street has been singled out for protection as a central and highly visible non-commercial area in repeated Plans of Conservation and Development² and

Whereas many of the properties in abutting Main Street and South Main Street are in the Borough of Newtown Historic District and are already subject to its design review standards and

Whereas the Borough desires to protect its Main Street asset without subjecting property owners to duplicative administrative reviews and standards and

Whereas the properties within the Main Street Village District

- are not generally subject to the rigors attendant upon commercial uses such that the requirement of granite curbing is deemed unnecessary and

- are already subject to the Borough and Town sidewalk and lighting plans and

- Whereas the observations, rationales and requirements of Title 12 are generally applicable to the properties in the Main Street Village Design District,

Now Then, be it hereby Resolved that §12.01 of the Borough of Newtown Zoning Regulations be amended to read:

¹ The first Borough of Newtown Zoning Ordinance (effective January 1, 1932) noted, in its Forward, that "Newtown, and especially its Main Street, is one of the beauty spots of New England. We who have lived here most of our lives and whose forefathers founded this town as well as those people who have been attracted here by its scenic beauty wish to keep it as nearly Colonial as possible.

² The 2014 Update notes that "...Newtown is proud of its central non-commercial Main Street and will keep it preserved."

12.01.A The purpose of these regulations is to protect the Village District, which is comprised of those properties that abut Church Hill Road on the northern side between Wendover Road and the railroad tracks that mark the Borough boundary, those that abut Church Hill Road on the southern side that do not abut Main Street, those properties any portion of which abuts Queen Street on the easterly side between Church Hill Road to and including Newtown Middle School, and on the westerly side for a distance of 800 feet measured from Church Hill Road in accordance with the authority and intent of §8-2j of the General Statutes, as amended from time to time. In the event there is a conflict between the requirements of the Village District Regulations and the regulations applicable to the underlying zone, those in the Village District Regulation will control.

12.01.B (1) The purpose of these regulations is also to protect the Main Street Village Design District, which is comprised of those properties that abut Main Street and South Main Street and those that abut Church Hill Road on the northerly side between Main Street and Wendover Road within the Borough of Newtown.

12.01.B (2) All properties lying within the Main Street Village Design District shall be subject to and shall conform to the requirements and standards contained in Article 12 of the Borough of Newtown Zoning Regulations, insofar as they are applicable, and shall be subject to Village District review thereunder except those properties that are subject to review by and approval of the Borough of Newtown Historic District, provided further that properties in the Main Street Village Design District shall not be required to comply with the curbing, sidewalk and sidewalk lighting requirements contained therein.