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**TOWN OF NEWTOWN
ZONING BOARD OF APPEALS**

**MINUTES
REGULAR MEETING**

Wednesday, April 6, 2022 – 7:30 PM
Newtown Municipal Center, Shared Meeting Room 3
3 Primrose Street, Newtown CT 06470

Present: Ross Carley, Rachel Rowan, Jane Sharpe, Alan Clavette, Joe Bojnowski, Prerna Rao, Tiffany Hawley

Absent: David Landau

Also Present: Helen Fahey, Clerk

Mr. Clavette called the meeting to order at 7:32 p.m.

Public Hearings

Application #22-04 by Stephen Roman, for a property located at 88 Great Hill Road, for a Variance of the Zoning Regulations of the Town of Newtown §7.02.100, so as to permit the placement of a shed closer to the property line than the setback allows, as shown on a set of plans entitled “Zoning Location Survey, 88 Great Hill Road, Newtown, CT”, dated 2/14/22 and supporting documents submitted to the Land Use Agency 3/15/22.

Stephen Roman, 88 Great Hill Road, explained that the lot is very narrow and slopes down behind the property, the placement of the septic system also affects where the structure can be placed. The current garage as it sits now is very close to the road. The proposed structure, measuring 14x28 or 14x24, would be used as an extra garage and shed.

Mr. Clavette clarified an 11.1ft variance is being requested from the side yard where the typical requirement is 25ft. Mr. Clavette, Ms. Sharpe, and Mr. Carley all visited the property and agreed with Mr. Roman that the lot is narrow and has slopes.

With no further comments, Mr. Clavette declared the hearing closed at 7:42pm.

Application #22-05 by Bruno Forte, for a property located at 8 Mohawk Trail, for a Variance of the Zoning Regulations of the Town of Newtown §7.02.100, so as to allow a new full basement and a new second floor with 2ft overhang on each side of the existing footprint closer to the property line than the setback allows, as shown on a set of plans entitled “Interior Renovation & Addition 8 Mohawk Trail, Newtown, CT”, dated August 2021 and supporting documents submitted to the Land Use Agency 3/22/22.

*These minutes are subject to the approval of the Board.
Copies of Applications and Documents are on file at the Land Use Agency.*

Veronica Ventreschi, representing Bruno Forte, 8 Mohawk Trail, explained that the applicant is wanting to add a full basement and second floor to the existing house. The home, built in 1954, is pre-existing and non-conforming. Ms. Ventreschi said the footprint of the house is staying the same. Mr. Clavette asked if the variance being requested is for the 2ft overhang from the second floor and Ms. Ventreschi said yes.

Mr. Clavette asked if the deck will have stairs that will encroach. Ms. Ventreschi said there will be no stairs on the deck.

Ms. Sharpe questioned if the project adheres to the regulations for septic systems. Ms. Ventreschi said she spoke to the health department and the septic system will need to be updated. Mr. Carley asked about the well and Ms. Ventreschi said a well will be added.

Mr. Bojnowski asked what the reason was for the 2ft overhang on the second floor. Ms. Ventreschi said it is for more room.

With no further comments, Mr. Clavette declared the hearing closed at 7:51pm.

Discussion and Action

Application 22-04:

Mr. Carley agreed that the lot is very narrow leaving not a lot of other choices to place the structure. Mr. Clavette affirmed. He said the placement makes a lot of sense.

Mr. Carley made a motion to approve application 22-04 as the hardship was demonstrated by the lot size, configuration of the property, and the open space is blocked by the septic system and well. The property also has a slope. Ms. Sharpe seconded.

The Board voted as follows:

Ross Carley - AYE

Rachel Rowan - AYE

Alan Clavette – AYE

Jane Sharpe - AYE

Prerna Rao - AYE

The motion to approve Application 22-04 carried 5-0.

Application 22-05:

Ms. Rao made a motion to approve application 22-05 as the hardship was demonstrated by the narrow, pre-existing and non-conforming lot. Being that the footprint isn't changing, there is very minimal change to the non-conformity. Mr. Clavette seconded.

The Board voted as follows:

Ross Carley - AYE

Rachel Rowan - AYE
Alan Clavette – AYE
Jane Sharpe - AYE
Prerna Rao - AYE

The motion to approve Application 22-05 carried 5-0.

Minutes

Mr. Carley made a motion to approve the minutes from the meeting of January 5, 2022. Ms. Rao seconded. All were in favor and the minutes from the meeting of January 5, 2022 were approved.

Adjournment

Ms. Rao moved to adjourn the meeting. Mr. Carley seconded. All were in favor and the meeting was adjourned at 7:58 p.m.

Respectfully submitted,
Helen Fahey, clerk