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TOWN OF NEWTOWN
ZONING BOARD OF APPEALS

MINUTES
REGULAR MEETING

Wednesday, May 4, 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, Tiffany Hawley
Absent: David Landau, Prerna Rao
Also Present: Helen Fahey, Clerk

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

Public Hearings

Application #22-06 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 4/19/22.

Veronica Ventreschi, representing Bruno Forte, 8 Mohawk Trail, handed in a new property survey for the record. Ms. Ventreschi explained that when the excavating company came to look at the property they discovered issues with the support beams that affected the ability to fit a full basement. It was recommended to extend the basement out 12ft instead of 6ft to fit a full basement.

Mr. Carley asked what the setback would be with the new changes. Ms. Ventreschi showed that the structure is 27ft from the property line. Mr. Clavette clarified the variance being requested is 23ft.

Ms. Ventreschi said nothing can be done in the back of the lot due to the topography of the land.

Mr. Clavette invited public comment

Caroline Nobo, 4 Mohawk Trail, wondered if the home would be occupied seasonally, and when the construction would begin. Ms. Ventreschi said the goal is to occupy the home year-round. Once an approval is received they will take the steps needed to prepare the property for year-round living. Ms. Ventreschi did not have an answer for when construction will begin.

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

With no further comments, Mr. Clavette declared the hearing closed at 7:46pm.

Discussion and Action

Ms. Sharpe expressed concern about enlarging the deck an extra 6ft. Mr. Clavette said because there is still space in the front of the lot and the addition does not jut out to the sides closer to the neighbors, he feels OK with the extension. Ms. Rowan said initially she shared the same concerns as Ms. Sharpe but based on the irregularity of the lot she is OK with the changes.

Ms. Rowan made a motion to approve application 22-06 for a variance of 23ft in the front of the lot and 2ft overhang on each side of the existing footprint as the hardship was demonstrated by the irregular shape of the lot and topography of the land. Also, the changes are in line with the character neighborhood. Mr. Clavette seconded.

The Board voted as follows:

Ross Carley - AYE

Rachel Rowan - AYE

Alan Clavette – AYE

Jane Sharpe - AYE

The motion to approve Application 22-06 carried unanimously.

Minutes

Mr. Carley made a motion to approve the minutes from the meeting of April 6, 2022. Ms. Sharpe seconded. All were in favor and the minutes from the meeting of April 6, 2022 were approved.

Adjournment

Mr. Clavette moved to adjourn the meeting. Ms. Rowan seconded. All were in favor and the meeting was adjourned at 7:52 p.m.

*Respectfully submitted,
Helen Fahey, clerk*