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**TOWN OF NEWTOWN
ZONING BOARD OF APPEALS**

**MINUTES
REGULAR MEETING**

Wednesday, June 1, 2022 – 7:30 PM
Newtown Municipal Center, Shared Meeting Room 3
3 Primrose Street, Newtown CT 06470

Present: Alan Clavette, Ross Carley, Jane Sharpe, Joe Bojnowski, Tiffany Hawley, David Landau

Absent: Prerna Rao, Rachel Rowan

Also Present: Helen Fahey, Clerk

Mr. Clavette called the meeting to order at 7:34 p.m.

Public Hearings

Application #22-07 by Alan & Eileen Asarnow, for a property located at 29 Taunton Lane, for a Variance of the Zoning Regulations of the Town of Newtown §7.02.100, Chart VII-1, so as to allow the installation of a swimming pool closer to the property line than the setback allows, as shown on a set of plans entitled “Zoning Location Survey, Prepared for Alan Asarnow & Eileen Asarnow, 29 Taunton Lane, Newtown, CT”, dated March 29, 2022 and supporting documents submitted to the Land Use Agency 4/21/22.

Alan and Eileen Asarnow, 29 Taunton Lane, addressed the commission. Mr. Asarnow explained that the larger part of the property contains the septic system leaching fields and area for the reserve. Placing the pool 25ft from the rear as the setbacks allow would place the pool approximately 2.5ft from the home.

Mr. Clavette asked how big the lot is and Mr. Asarnow said 3/4s of an acre.

Mr. Clavette asked how far away the neighbor to the South is. Mr. Asarnow said the house is not close, unusable land surrounds his property to the South.

Mr. Clavette asked what the distance from the corner of the house to the pool is. Mr. Asarnow said 15 ft.

Mr. Carley asked where the construction equipment will be brought in and Ms. Asarnow said the equipment will be brought down the driveway.

Mr. Landau asked if a B100 test has been done and Mr. Asarnow affirmed.

Mr. Clavette invited public comment. No members of the public were present.

*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 7:43pm.

Discussion and Action

Mr. Clavette designated Mr. Bojnowski and Ms. Hawley to vote in place of Ms. Rao and Ms. Rowan.

Mr. Bojnowski said he felt the application is straightforward and should be approved.

Mr. Landau said the project will have a low impact on the neighbors and Ms. Hawley agreed.

Mr. Carley said due to the placement of the septic system and reserve area in the side yard he agrees that the proposed location is the best spot for a pool.

Mr. Bojnowski made a motion to approve application 22-07 for a variance of 15ft as the hardship was demonstrated by the placement of the septic system and reserve area. Ms. Hawley seconded.

The Board voted as follows:

Ross Carley - AYE

Alan Clavette - AYE

Jane Sharpe – AYE

Joe Bojnowski – AYE

Tiffany Hawley – AYE

The motion to approve Application 22-07 carried unanimously.

Discussion and Possible Action on Appellant Proposed Settlement KORDIK, STEPHEN B. Et Al v. TOWN OF NEWTOWN ZONING BOARD OF APPEALS

Mr. Bojnowski motioned to table the discussion for a future ZBA meeting. Ms. Sharpe seconded. All were in favor and the discussion on Appellant Proposed Settlement KORDIK, STEPHEN B. Et Al v. TOWN OF NEWTOWN ZONING BOARD OF APPEALS was tabled to a future ZBA meeting.

Minutes

Ms. Sharpe made a motion to approve the minutes from the meeting of May 4, 2022. Mr. Carley seconded. All were in favor and the minutes from the meeting of May 4, 2022 were approved.

Adjournment

Mr. Clavette moved to adjourn the meeting. Mr. Landau seconded. All were in favor and the meeting was adjourned at 7:53 p.m.

*Respectfully submitted,
Helen Fahey, clerk*