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**TOWN OF NEWTOWN**  
**ZONING BOARD OF APPEALS**

**MINUTES**  
**SPECIAL MEETING**  
Wednesday April 18, 2018 at 7:30 PM  
Meeting Room 1, 3 Primrose Street

**These minutes are subject to approval by the Zoning Board of Appeals.**

**Present:** Alan Clavette, Barbara O'Connor, Jane Sharpe, Ross Carley, Joe Bojnowski

The meeting was opened at 7:30 PM

Ms. O'Connor read the call for the hearing:

**Docket 18-06** to apply for a Special Permit as authorized by sections 9.03.200 and 9.03.320 of the Town of Newtown Zoning Regulations and to request hereunder permission to construct a barn addition to house new equipment that is safer, cleaner and quieter for a property located at 29 Philo Curtis Road as shown on a set of plans titled "Proposed Site Plan, 29 Philo Vance Road, Town of Newtown Connecticut, Owner Bello Motor Sports, LLC" Dated March 19, 2018

Stuart Sachs, Landscape Architect, came forward with his client, John Bello. He explained that the property was purchased for a family hobby and was approved as a use from the ZBA in May of 2017. The motorsport hobby requires precision and fine tuning, and with that comes a need for machinery and space, he said. Mr. Sachs said that the original work done to clean up the property was the beginning of a transformation for the site. The current request is to add a barn like structure with few windows, no outside dumpsters and no signage to be able to have space to do necessary maintenance and alterations to the cars. Mr. Sachs explained the landscaping and positioning of stormwater management techniques, as well as the location of utilities and septic. He said that the request for enlargement is to continue the existing permitted use. The Applicant also submitted mailers and a packet with information and pictures for the file. After some discussion between Commissioners and the Applicants, the hearing was opened to the public.

Steve Antal, 34 Pearl Street, Srikanth Mukka, 36 Pearl Street, and Pete Leone, 31 Pearl Street collaborated to compile a letter of concerns that was read and submitted (attached). Mr. Mukka also noted security concerns, and Mr. Leone challenged the idea of this activity being a 'hobby'. He mentioned diminished property values and wanted to understand how the applicant underestimated the amount of space needed when he purchased the property originally.

Pat Antal, 16 Juniper Road, spends time at her son's house on Pearl Street to babysit her grandchildren. She noted noticeable noise differences since trees were removed on site. Ms. Antal also said the steam from 27 Philo Curtis Road reaches the property. She wanted to know what happens when his son gets older and was concerned that Pearl Street would become a drag strip for the cars.

Mr. Bello explained that the cars are not made like a drag car, they are meant for tracks. They are also not registered and is not concerned about the possibility of the cars being run on the local roads. He explained that the trees removed were necessary to back his truck and trailer to the garage in order to load the racecars. The current garage bay door is at the rear of the building. Mr. Bello also noted that the truck used for trailering is a diesel truck that anyone could be using in a residential neighborhood.

Commissioners had a long discussion about when a hobby changes to a commercial entity. Mr. Clavette asked if the applicant had sponsors. Mr. Bello said there are a handful of local sponsors. They also discussed the original approval from May 2017 to compare what the expected use was. Ms. O'Connor said she wanted more time to review the previous file and listen to the audio in order to make a decision on the current proposal.

Mr. Carley made a motion to continue the hearing to the next meeting, May 2, 2018, to be able to review materials regarding the property. Ms. O'Connor seconded. All members were in favor.

Mr. Carley made a motion to accept the minutes of March 7, 2018. Ms. Sharpe seconded. All members were in favor.

With no other business, Mr. Carley made a motion to adjourn. Mr. Clavette seconded. The meeting was adjourned at 9:05 PM.

*Respectfully Submitted,  
Georgia Contois, Clerk*