

3 PRIMROSE STREET
NEWTOWN, CT 06470
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**TOWN OF NEWTOWN
ZONING BOARD OF APPEALS**

**Meeting Voting Record
REGULAR MEETING**

Wednesday, April 5, 2023 – 7:30 PM
Newtown Municipal Center, The Meeting Room
3 Primrose Street, Newtown CT 06470

Present: Jane Sharpe, Ross Carley, Rachel Rowan, Prerna Rao, Joe Bojnowski, Tiffany Hawley, David Landau

Absent: Alan Clavette

Also Present: Steve Maguire, Senior Land Use Enforcement Officer, Helen Muro, Clerk

Ms. Sharpe called the meeting to order at 7:30 p.m.

Public Hearings

Application #23-02 by Ferdinand DiMaria, for a property located at 3 Winslow Road, for a Variance of the Zoning Regulations of the Town of Newtown §7.02.100, Chart VII-1, so as to allow the construction of a 2 car garage closer to the property line than the setback allows, as shown on a set of plans entitled “Zoning Location Survey, Prepared for Ferdinand DiMaria & Marialisa B. DiMaria, 3 Winslow Road, Newtown, CT”, dated March 24, 2022 and supporting documents submitted to the Land Use Agency 2/15/23.

Ms. Sharpe designated Mr. Landau to vote in replace of Mr. Clavette.

Ms. Sharpe declared the public hearing closed at 7:39 pm.

Application #23-03 by John Bello, Bello Motorsports, LLC, for a property located at 29 Philo Curtis Road, for a Variance of the Zoning Regulations of the Town of Newtown §9.03.210 and §9.03.301, so as to allow the expansion of a nonconforming use, as shown on a set of plans entitled “Improvement Location Survey, prepared for JOKRS, LLC, 29 Philo Curtis Road, Newtown, CT”, dated April 7, 2017 and supporting documents submitted to the Land Use Agency February 25, 2023.

Ms. Sharpe designated Mr. Landau to vote in replace of Mr. Clavette.

Ms. Sharpe declared the public hearing closed at 8:40 pm.

Discussion and Action

Ms. Rowan moved to approve Application 23-02. Mr. Landau seconded. The Board voted as follows:

Jane Sharpe - AYE

Ross Carley - AYE

Rachel Rowan – AYE

Prerna Rao - AYE

David Landau - AYE

The motion to approve Application 23-02 carried 5-0.

Mr. Landau moved to approve Application 23-03 with conditions. Ms. Rowan seconded. The Board voted as follows:

Jane Sharpe - AYE

Ross Carley - NAY

Rachel Rowan – AYE

Prerna Rao - AYE

David Landau - AYE

The motion to approve Application 23-03 with conditions carried 4-1.

Adjournment

Mr. Carley moved to adjourn the meeting. Ms. Rao seconded. All were in favor and the meeting was adjourned at 9:47 p.m.

*Respectfully submitted,
Helen Muro, clerk*