

# ***Borough of Newtown Zoning Board of Appeals Newtown, Connecticut***

## **THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN ZONING BOARD OF APPEALS**

Minutes of Meeting of August 23, 2023

Minutes of the meeting of the Borough of Newtown Zoning Board of Appeals on August 23, 2023 at Borough Office, Edmond Town Hall, Main Street, Newtown. Chairman John Madzula called the meeting to order at 7:00 p.m.

**Present:** John Madzula, Peter Schwarz, Mary Thomas, John Fletcher  
**Staff Present:** Sarah Phillips, Clerk.  
**Absent:** Jane Maher

*Docket B23-01: Application of Deidra Picciano, Owner, for a variance to Section 5/5.04 of the Borough zoning regulations so as to permit a 20' setback on the easterly side and a 10' setback on the southerly side of the property to allow the placement of a 2 car garage. The property is located at 4 Main Street in a R-1 Zone in the Borough of Newtown.*

Chairman Madzula opened the public hearing at 7:00 p.m. Mrs. Mary Thomas read the legal notice. Chairman Madzula stated that the following members would be voting on this application: John Madzula, Mary Thomas, Peter Schwarz, John Fletcher. Deidra Picciano, owner, of 4 Main Street, Newtown, presented the application regarding the property at 4 Main Street. Deidra presented the 2-car garage will be built to match the historical house. A landscaping contractor will pour the foundation and a shed company will come and build the structural portion of the garage. Mrs. Mary Thomas asked if the neighbors had any issues, the direct abutting neighbors have no issues with the project. Chairman Madzula asked if anyone was here to speak in favor of the applicant. They would like to place the 2-car garage at the rear of the lot for the following reasons: (a) to allow access from driveway to the garage (b) to save the use of the yard (c) is to save the parking space use (d) the land contour. Chairman Madzula asked the applicant if they could reiterate the hardship required for an approval. Chairman Madzula asked about a more central location on the property, not requiring a variance. The hearing was kept open for the Board to walk the property at 4 Main Street on Saturday August 26, 2023 at 930AM.

### **OLD BUSINESS:**

1. Mrs. Mary Thomas made a motion to approve the application of Deidra Piccano, owner, for a variance to Section 5/5.04 of the Borough zoning regulations so as to

permit a 20' setback on the easterly side and a 10' setback on the southerly side of the property to allow the placement of a generator on property located at 4 Main Street in a R-1 Zone in the Borough of Newtown, as presented. Mr. Peter Schwarz made a motion to adjourn the hearing and walk the property on August 26, 2023. Chairman Madzula called a special meeting for September 13, 2023 in the Borough Office at Edmond Town Hall, 45 Main Street. The Board will walk the property on 9/26 with the permission of the owners. Unanimously approved. There was no vote taking on the motion.

John Madzula .....  
John Fletcher .....  
Mary Thomas .....  
Peter Schwarz .....

There being no further business to come before the meeting, the meeting was adjourned by the Chairman at 7:30 p.m.

Sarah Phillips  
Borough Zoning Clerk