

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

**Meeting Voting Record  
REGULAR MEETING**

**Wednesday, August 3, 2022 at 7:30 PM**  
Shared Meeting Room 3, Municipal Center  
3 Primrose Street, Newtown, CT 06470

**Present:** Ross Carley, Rachel Rowan, Jane Sharpe, Joe Bojnowski, David Landau, Tiffany Hawley  
**Absent:** Perna Rao, Alan Clavette  
**Also Present:** Rob Sibley, Deputy Director of Planning, Helen Fahey, Clerk

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

**Public Hearings**

**Application #22-09 by Phousisongkham & Kelly Chokbengboune, for a property located at 12 Timber Mill Road, for a Variance of the Zoning Regulations of the Town of Newtown §7.02.100, Chart VII-1, so as to allow a covered front porch and stairs closer to the property line than the setback allows, as shown on a set of plans entitled “Zoning Location Survey, Prepared for Phousisongkham Chokbengboune & Kelly Chokbengboune, 12 Timber Mill Road, Newtown, CT”, dated May 13, 2022 and supporting documents submitted to the Land Use Agency 7/15/22.**

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

Ms. Sharpe moved to close the public hearing on Application 22-09. Ms. Rowan seconded. All were in favor and the public hearing was closed at 7:41 p.m.

**Application #22-10 by CRM Real Estate Holdings, LLC, for a property located at 153 Sugar Street, for a Variance of the Zoning Regulations of the Town of Newtown §9.03.310, so as to allow the construction of an 840 square foot garage, as shown on a set of plans entitled “Improvement Location Survey, Prepared for Sugar Hill, LLC, 153 Sugar Street, Newtown, CT”, dated May 9, 2022 and supporting documents submitted to the Land Use Agency 7/18/22.**

Mr. Carley recused himself from the application.

Ms. Sharpe designated Mr. Landau, Ms. Hawley, and Mr. Bojnowski to vote in replace of Mr. Clavette, Ms. Rao, and Mr. Carley.

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

Mr. Bojnowski moved to close the public hearing on Application 22-10. Ms. Rowan seconded. All were in favor and the public hearing was closed at 7:51pm.

### **Discussion and Action**

*Ms. Rowan moved to approve Application 22-09. Mr. Landau seconded. The Board voted as follows:*

*Ross Carley - AYE  
Rachel Rowan - AYE  
Tiffany Hawley – AYE  
Jane Sharpe - AYE  
David Landau - AYE*

***The motion to approve Application 22-09 carried 5-0.***

*Mr. Landau moved to approve Application 22-10. Ms. Hawley seconded. The Board voted as follows:*

*Joe Bojnowski - AYE  
Rachel Rowan - AYE  
Tiffany Hawley – AYE  
Jane Sharpe - AYE  
David Landau - AYE*

***The motion to approve Application 22-10 carried 5-0.***

### **Minutes**

Mr. Carley moved to approve the minutes of July 6, 2022. Mr. Bojnowski seconded. All were in favor and the minutes of July 6, 2022 were approved.

### **Adjournment**

Mr. Bojnowski moved to adjourn the meeting. Ms. Rowan seconded. All were in favor and the meeting was adjourned at 8:02 p.m.

*Respectfully submitted,  
Helen Fahey, clerk*