



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

MINUTES

Wednesday, June 3, 2020 – 7:30 PM

Zoom Virtual Meeting Participation Information

Call-In Number: +1 646 558 8656

Meeting ID: 858 2528 7878 #

Website: <https://us02web.zoom.us/j/85825287878>

**Present:** Alan Clavette, Barbara O'Connor, Jane Sharpe, Christina Paradis, and Joseph Bojnowski, Prerna Rao, Rachel Rowan

**Absent:** Ross Carley

**Also Present:** Christine O'Neill, Clerk

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

Discussion and Action Items

**(Continuation) Application 20-01 by Jason Pershinsky, for a property located at 13 Parmalee Hill Road, Newtown, CT, for a Variance of Chart VII-I of the Zoning Regulations of the Town of Newtown, so as to permit a setback variance for a shed and proposed carport, as shown on a set of plans entitled "Zoning Location Survey, Prepared for Jason C. Pershinsky & Virginia Powell, 13 Parmalee Hill Road, Newtown, Connecticut" dated 1/12/20 revised 3/31/2020 and supporting documents submitted to the Land Use Agency 2/7/20.**

Mr. Clavette reminded everyone that this application is a continuation from the March hearing, and invited the applicant to report any progress since the last meeting.

Jason Pershinsky, the applicant, shared that they have moved their shed back five feet to comply with the 15-foot setback line, as agreed upon last time. They have also had the survey updated, which was submitted to the public record. The updated survey demonstrates that the proposed pole barn (carport) would also have a 15-foot setback, albeit along a different property line.

Mr. Clavette stated that he felt the application was quite clear and did not have any further questions. Ms. O'Connor shared that she'd visited the site and saw that the shed had been moved. She asked if the proposed pole barn would be placed where the truck is now. Mrs. Pershinsky replied that it would be closer to the retaining wall that was built into the flower bed. Mr. Clavette asked if 15 feet was enough room to maneuver equipment into the backyard for septic system repairs, as that was a concern the applicants voiced last time. The Pershinskys confirmed that the equipment would fit.

With no further questions from the Board, Mr. Clavette invited public comment.

Michael J. Knatz of 15A Parmalee Hill Road, Newtown, CT said that he is not opposed to the pole barn, but that the shed should be moved. There were bags of garbage that sat there for months (which are now removed). He also asked if the shed on the other side of the property was allowed, and wondered why

the applicant needed two sheds. Mr. Clavette stated that the shed along the other property line was grandfathered in, and noted that it was not uncommon to have multiple outbuildings in this neighborhood.

Mr. Clavette declared the public hearing closed at 7:44pm.

Ms. O'Connor commented that the property is well-maintained and reminded the Board the applicants complied with moving the shed back from its original position to the 15-foot setback.

Ms. O'Connor made a motion to approve the application. Ms. Sharpe seconded.

In terms of hardship, Mr. Clavette said there may have been a few flat spots where the shed could have been moved, but ultimately it would defeat the purpose of housing their garbage cans and snowblower if it was that far away. He felt the same way about the pole barn.

Ms. Sharpe shared that when she visited the site, she noticed that the property line near the proposed pole barn was heavily forested, so that it would not be an eyesore for the neighbors.

Mr. Bojnowski voted in place of Mr. Carley.

Ms. O'Connor amended her motion to the following: I move to grant the Variance due to the hardship of the property's topography and the placement of the subsurface sewage system and well. The Board agreed with the amendment. All were in favor and the motion to approve Application 20-01 carried.

#### Minutes

Ms. O'Connor moved to approve the minutes from the meeting of March 4, 2020. Ms. Sharpe seconded. All were in favor and the minutes from the last meeting were approved.

#### Adjournment

Ms. Sharpe moved to adjourn the meeting. Ms. O'Connor seconded. All were in favor and the meeting was adjourned at 7:55 p.m.

*Respectfully submitted,  
Christine O'Neill, Clerk*

A recording of the meeting may be found here:

[https://drive.google.com/drive/folders/1qyUoO18KMZ\\_CXqJEkaGC3Px7OthaB-jG](https://drive.google.com/drive/folders/1qyUoO18KMZ_CXqJEkaGC3Px7OthaB-jG)