

**TOWN OF WESTBROOK**

**ZONING BOARD OF APPEALS**

**MULTI-MEDIA ROOM, TERESA MULVEY MUNICIPAL CENTER  
866 BOSTON POST ROAD  
WESTBROOK, CONNECTICUT 06498**

**Commission:**

Bonnie Hall – Chairman

Eugenia Magill - Alternate

Devin Xenelis – Vice Chairman

Matthew Schenck - Alternate

John Bech – Member

Scott Hartzell - Alternate

Jack Boehme – Member

Vincent Neri – Member

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**AGENDA**

Wednesday, 26 August 2020

7:30 p.m.

Accessible via Zoom Link:

<https://us02web.zoom.us/j/87307301778?pwd=U3hVRmI1aitMNDJsOFdWNEcvcUNPdz09>

OR: Dial +1 646 558 8656: Meeting ID: 873 0730 1778 Passcode: 919408

**PUBLIC HEARING**

**APPLICATIONS**

**No. 19-015.** Appeal of Laura and Robert Zarotney, owners/applicants, Robert L. Doane, P.E., L.S., agent. Property located at 56 Indian Trail, further identified on Assessor's Map 188, Parcels 039, HDR Zone. Variances requested from Zoning Regulations: **Parcel 1**, Map 188, Parcel 039 (0.11 acres): **Section 2.C.2.1** front yard setback, 25' required, 17.6' requested; **Section 2.C.2.2**, side yard setback, 10' required, 2.0' feet requested; **Section 2.C.2.3**, rear yard setback, 35' required, 0.5' requested; **Section 2.C.3.1**, building coverage, 25% required, 32.5% requested. Variance requested to tear down and rebuild residence. **CAM** required.

**No. 20-002.** Appeal of Westbrook Elks Lodge #1784, owners/applicants. Property located at 142 Seaside Avenue, further identified on Assessor's Map 183, Parcel 070, MDR Zone. **Section 2.B.1**, Permitted Uses in MDR Zone. Variance requested to expand time limits imposed on the use of outdoor pavilion granted in Application ZBA 18-002. Existing variance limits use of outdoor pavilion from Memorial Day to Labor Day each year. Proposed variance would limit use from May 1 to October 31 each year.

**REGULAR MEETING** Immediately following Public Hearing

**DECISIONS**

Discussion and possible decision on Appeal No. 19-015 and Appeal No. 20-002.

**MINUTES**

Public Hearing and Regular Meeting Minutes of 26 February 2020.

**BILLS**

**CORRESPONDENCE**

**ANY OTHER BUSINESS**

**ADJOURNMENT**

Attested to Bonnie Hall, Chairman