

**THESE MINUTES ARE SUBJECT TO BOARD APPROVAL  
AT THE NEXT ZONING BOARD OF APPEALS MEETING**

**Westbrook Zoning Board of Appeals PUBLIC HEARING MEETING MINUTES  
Wednesday, July 24, 2019 at 7:30 p.m.  
Mulvey Municipal Center – Multi Media Room  
866 Boston Post Road, Westbrook, CT**

The Westbrook Zoning Board of Appeals met on Wednesday, July 24, 2019 in the Multi-Media Room of the Teresa Mulvey Municipal Center located at 866 Boston Post Road. Legal Notice of the Public Hearing was published in The Harbor News on July 11, 2019 and July 18, 2019.

Chairman Bonnie Hall called the Public Hearing to order at 7:28p.m. and introduced Board members to the public.

Members Present: Bonnie Hall, John Bech, Jack Boehme, and Alternate members Nick Alaimo and Eugenia Magill.

Absent: Devin Xenelis, Vincent Neri and Matthew Schenck

Also present was Recording Clerk Meryl Moskowitz.

Chairman Hall read the procedures to be followed at the Hearing into the record.

Alternate members Nick Alaimo and Eugenia Magill were seated to hear the appeal. Chairman Hall read the Legal Notice.

**No. 19-005** – Appeal of Vernon Lee, owner/applicant. Property located at 889 Toby Hill Road, further identified on Assessor's Map 121 as Parcel 002, RR zone. Variances requested from Zoning Regulations **Section No. 2.C.2.3** rear yard, 43.7' (house) where 50' is required, 25' (stairs) where 50' is required. After the fact variance for construction of garage with living space above, together with required staircase for direct egress.

Vernon Lee, applicant and property owner, explained to the Board that he obtained a permit for the office almost 10 years ago, and that over the years he has made improvements. It is his hope that he obtains approval for the apartment so that he and wife Christine, also present, would be able to live there in retirement. They have lived in the home since 2006. The Town of Westbrook owns the property behind them, on the south west side.

Members asked questions about square footage, right of way, abutting properties, entrance and egress to the garage. They expressed the need to see more detail, which applicant did not have, such as a Zoning Location Survey that shows the distance from the end of outside stairs to the property line, color photographs, (that show exterior and interior, including location of walls and points of egress; a sheet of black & white photos is sufficient for Board members, 6 copies should be provided), assessor's card, and copy of original permit.

It was determined that no certificate of occupancy had been issued by the Town. B. Hall stated that the applicant needs approval from the Health Inspector otherwise the apartment cannot be built.

A **MOTION** was made by B. Hall and seconded by J. Bech to continue the hearing to the next meeting of the Zoning Board of Appeals on August 28, 2019 and requested applicant provide photographs, plans of interior and exterior, assessor's card, and copy of original permit. The motion passed unanimously.

The public hearing closed at 8:21 pm.

Respectfully submitted,  
Meryl Moskowitz  
Recording Clerk

**THESE MINUTES ARE SUBJECT TO BOARD APPROVAL AT THE NEXT ZONING BOARD OF APPEALS MEETING**

**Westbrook Zoning Board of Appeals REGULAR MEETING MINUTES  
Wednesday, July 24, 2019 immediately following Public Hearing  
Mulvey Municipal Center – Multi Media Room  
866 Boston Post Road**

The Westbrook Zoning Board of Appeals met on Wednesday, July 24, 2019 in the Multi-Media Room of the Teresa Mulvey Municipal Center located at 866 Boston Post Road. Legal Notice of the Public Hearing was published in The Harbor News on 11 July and 18 July 2019. Chairman Bonnie Hall called the Zoning Board of Appeals Regular Meeting to order at 8:21pm.

**Members Present:** Chairman Bonnie Hall, John Bech, Jack Boehme, and alternate members Nick Alaimo and Eugenia Magill. Also present was Recording Clerk Meryl Moskowitz.

**Absent:** Devin Xenelis, Vincent Neri and alternate member Matthew Schenck.

**Call to Order:** Chairman Hall called the meeting to order at 8:21pm. Alternate members Nick Alaimo and Eugenia Magill were seated.

**DECISION**

Appeal No. 19-005 was continued to the August 28, 2019 meeting of the Zoning Board of Appeals.

**MINUTES**

A **MOTION** by J. Boehme and seconded by J. Bech to accept the Public Hearing Meeting Minutes of 26 June 2019 as presented. The motion passed unanimously.

A **MOTION** by B. Hall and seconded by N. Alaimo to accept the Regular Meeting Minutes of 26 June 2019 with amendment on page 2. The motion passed unanimously.

**BILLS**

A **MOTION** by J. Boehme and seconded by J. Bech to approve payment of invoice #113000042 in the amount of \$2,420.00 to Halloran & Sage for legal fees associated with the Tutko appeal. The motion passed unanimously.

A **MOTION** by E. Magill and seconded by J. Bech to approve payment of invoice #6354973 in the amount of \$119.12.00 to the Hartford Courant for legal notices. The motion passed unanimously.

A **MOTION** by J. Bech and seconded by J. Boehme to approve payment of \$378.19 to Meryl Moskowitz for clerk duties June-July 2019. The motion passed unanimously.

**CORRESPONDENCE**

Regular meeting minutes of the Zoning Commission, June 25, 2019, and Special meeting minutes of the Zoning Commission, July 9, 2019

**OTHER BUSINESS**

J. Bech commented that he has noticed applications have been incomplete. A discussion followed among Board members.

**ADJOURNMENT**

A **MOTION** to adjourn the meeting at 8:42pm by J. Boehme and seconded by J. Bech. The motion passed unanimously.

Respectfully submitted,

Meryl Moskowitz  
ZBA Recording Clerk