



**TOWN OF WESTBROOK  
ZONING BOARD OF APPEALS**

---

866 BOSTON POST ROAD  
WESTBROOK, CONNECTICUT 06498  
(860) 399-3046 • FAX (860) 399-3092

**PUBLIC HEARING AND REGULAR MEETING**

**AGENDA**

**24 February 2010**

In the Multi-Purpose Room of the Teresa Mulvey Memorial Center  
Public Hearing 7:30 p.m. – Regular Meeting immediately follows

**PUBLIC HEARING**

**Applications:**

**No. 0927** – Appeal of Darlene Santore, applicant; Pilots Point Marina, owner; Attorney Thomas A. Cloutier, agent. Property located at 631 Boston Post Road. **CONTINUED from 12/9/2009**

**No. 0928** – Appeal of Elaine Erwin Matulis, owner/applicant. Property located at 534 Seaside Avenue, HDR Zone. CAM approval needed. **WITHDRAWN**

**No. 2010-02** – Appeal of Brewer Pilots Point Marina, owner/applicant; Jack Colody, agent. Property located at 63 Pilots Point Drive and identified as Assessor's Map 14 as Parcel PP1. CB zone. Variances requested from Flood Zone/Zoning Regulation Section No. 5.04.01 and Section No. 5.04.06 b) 1 through b) 3. to vary required (1) foot above base flood elevation, to allow finished floor elevation to remain at 8.2' flood elevation. Variance request from flood-proofing structural requirements, thereby not requiring certification of standards by Registered Professional Engineer. Variances needed for proposed 2,000+/- sq.ft. building replacing 2 storage containers.

**No. 10-03** – Appeal of Gertrude Y. Brown, owner/applicant; Thomas Elliott AIA, agent. Property located at 65 Second Avenue, HDR zone. Identified on Assessor's Map 28 as Parcel SF19. Variances requested from Zoning Regulations Section No. 4.33.06(b) east side yard setback to allow 1', where 10' is required, and Section No. 4.33.06(b) west side setback to allow 5' where 10' is required. Variances needed to replace existing non-conforming structure within existing footprint. Also, CAM approval needed.

**No. 10-04** – Appeal of Elaine Erwin Matulis, owner/applicant; Attorney Thomas A. Cloutier, agent. Property located at 534 Seaside Avenue, HDR Zone. Identified on Assessor's Map 15 as Parcel SF5. Variances requested from Zoning Regulation Section No.2.10.06 expansion of non-conforming structure, Section No. 4.33.06(b) east side yard setback to allow 5.4' where 10' is required, Section No. 4.33.06(b) west side yard setback to allow 5.4' where 10' required, Section No. 4.33.06(c) rear yard setback to allow 32.84' where 35' required. Variances needed to replace existing structure. Also, CAM approval needed.

**No. 10-05** – Appeal of Raymond and Janet Behr, owner/applicant; Gregg Fedus, Fedus Engineering LLC, agent. Property located at Lot 17 – Pointina Road. Identified on Assessor’s Map 28 as Parcel N12. HDR zone. Variance requested from Zoning Regulation Section No. 4.33.07 setback from tidal wetlands to allow 6.1’ setback where 50’ is required. Also, CAM approval needed.

**REGULAR MEETING** immediately following public hearing

Decisions:

Discussion and possible decision on Appeal No. 0927, 2010-02, 10-03, 10-04 and 10-05

Minutes:

Public Hearing and Regular Meeting of 27 January 2010

Bills

Correspondence

Any Other Business

---

Janet L. Aiken, Administrative Secretary  
Zoning Board of Appeals