



**TOWN OF WESTBROOK  
ZONING BOARD OF APPEALS**

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

PUBLIC HEARING AND REGULAR MEETING  
**REVISED AGENDA**  
26 May 2010

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

**PUBLIC HEARING**

**Applications:**

**No. 10-07** – Appeal of James Barry, owner/applicant. Property located at 40 Tarpon Avenue. Identified on Assessor's Map 2538 as Parcel 74. HDR zone. Variance requested from Zoning Regulations Section 4.33.06 (a) to allow 4'6" front setback where 25' required, and Section 4.33.06 (b) to allow 8'6" side setback where 10' required, allowing for new porch across front of house and stairs. **CONTINUED FROM 4/28/10**

**No. 10-09** – Appeal of Nancy & Gregg Bromley, owner/applicant. Thomas Elliott AIA, agent. Property located at 52 Sunrise Road. Identified as Assessor's Map 14 as Parcel E9. HDR zone. Variance requested from Zoning Regulations Section 2.10.07 Replacement of Non-Conforming Structure; Section 4.33.06(a) front setback to allow 10' where 25' required (beach side); Section 4.33.06(b) side setback to allow 6' where 10' required (North side); and, Section 4.33.06(c) rear setback to allow 25.5' where 35' required (East side), to remove existing 3 bedroom structure and replace with new 3 bedroom structure. Also, CAM approval needed.

**Applications – PUBLIC HEARING CLOSED:**

**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. **PUBLIC HEARING CLOSED; DECISION CONTINUED FROM 4/28/10**

**No. 10-08** – Appeal of Elaine Erwin Matulis, owner/applicant; Thomas A. Cloutier, Esquire, agent. Property located at 534 Seaside Avenue. Identified on Assessor's Map 15 as Parcel SF5. HDR zone. Variance requested from Zoning Regulations Section 4.33.06(b) to allow 5.4' side setbacks where 10' is required, and Section 4.33.06(c) to allow 34' rear setback where 35' required, and Section 2.10.06 to allow extension or enlargement of non-conforming use and structure, to remove existing structure and rebuild in substantially the same location with the existing footprint shifted 9.17' to the south, allowing construction of a code compliant septic system on the north side of the property. Also, CAM approval needed. **PUBLIC HEARING CLOSED; DECISION CONTINUED FROM 4/28/10**

**REGULAR MEETING** immediately following public hearing

Decisions:

Discussion and possible decision on Appeal No. 10-05, No. 10-07, No. 10-08, No. 10-09

Minutes:

Public Hearing and Regular Meeting of 28 April 2010

Bills

Correspondence

Any Other Business

1. meeting times
2. sign regulations
3. General Store
4. 37 Sagamore Terrace permit
5. Any Other Business

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Janet L. Aiken, Administrative Secretary  
Zoning Board of Appeals