



# TOWN OF WESTBROOK

## ZONING BOARD OF APPEALS

866 BOSTON POST ROAD  
WESTBROOK, CONNECTICUT 06498  
(860) 399-3047 • Fax (860) 399-2084

## AGENDA

### 27 January 2016

**PUBLIC HEARING, 7:30 p.m.**

**Multi Media Room Teresa Mulvey Municipal Center  
866 Boston Post Road, Westbrook, CT 06498**

**REGULAR MEETING immediately following Public Hearing**

**No. 15-019** – Appeal of Linda and Dave Hood, owners/applicants; Carlos Castillo, C & C Naxus LLC, agent. Property located at 60 Wangum Road. Identified on Assessor's map 188 as Parcel 057. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(c) rear yard setback to allow 0.5' where 35' required and Section No. 2.10.06 enlargement of nonconforming structure, to build dormer increasing size of master bathroom area. CAM exempt. Opening of PH rescheduled from 12/9/15.

**No. 15-020** – Appeal of Keith Rich, owner/applicant. Property located at 29 Pointina Road. Identified on Assessor's map 192 as parcel 048. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 6' where 10' required, Section No. 4.33.06(c) rear yard setback to allow 27' where 35' required, Section No. 4.33.06(c) rear yard setback to allow 20' where 35' required, and Section No. 2.10.06 enlargement of nonconforming structure, to build 24' x 14' deck. CAM exempt. Opening of PH rescheduled from 12/9/15.

**No. 15-021** – Amended Appeal of Sue K. Morris, Trustee, applicant; Edward M. Cassella, Esquire, agent. Property located at 119 Second Avenue. Identified on Assessor's map 181 as parcel 122. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback (west) to allow 3.7' where 10' required, Section No. 4.33.06(b) side yard setback (east) to allow 3.7' where 10' required, Section No. 4.33.08 maximum height requirement to allow 38.7' where 35' is maximum, and Section No. 2.10.06/2.10.07 change/replacement of nonconforming structure, to demolish existing house and replace with 4 bedroom year round dwelling. CAM required. Opening of PH rescheduled from 12/9/15.

**No. 15-022** – Appeal of Michael and Mary Kay Marino, owners/applicants; Thomas Elliott AIA, agent. Property located at 27-2<sup>nd</sup> Avenue. Identified on Assessor's map 180 as parcel 081. HDR zone. Variance requested from Zoning Regulations Section No. 2.10.06 expansion of non-conforming structure, Section No. 4.33.06(a) front yard setback to allow 2.4' where 25' required, and Section No. 4.33.06(c) rear yard setback to allow 11.2' where 35' required, for vertical expansion removing partial second floor of existing structure and adding full second floor and unfinished attic within existing footprint. CAM required.

**No. 15-023** – Appeal of James Vitali, applicant; JEV Investments LLC, owner; George Cotter, agent. Property located at 7 Hogan Road. Identified on Assessor's map 180 as parcel 059. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 14' (house) where 25' required, Section No. 4.33.06(b) side yard setback to allow 2.5' (house) and 2.0' (access platform) where 10' required, Section No. 4.33.06(c) rear yard setback to allow 8.6' (house) and 3.7' (access platform) where 35' required, and Section No. 2.10.06/2.10.07 enlargement of nonconforming structure, for vertical expansion and replacement of existing structure in same footprint. CAM required.

### Regular Meeting

1. Discussion and possible decisions on #15-019, #15-020, #15-021, #15-022 and #15-023.
2. Minutes from 11/10/15 Public Hearing and 11/10/15 Regular Meeting
3. Bills
4. Correspondence
5. Election of Officers
6. Any other business

  
Janet L. Aiken, Secretary