TOWN OF WESTBROOK, CONNECTOCIT
ZONING BOARD OF APPEALS

PUBLIC HEARING AND REGULAR MEETING

AGENDA

October 28, 2015

In the Multi-Media Room of the Teresa Mulvey Municipal Center
866 Boston Post Road, Westbrook, CT 06498
Public Hearing 7:30 p.m. – Regular Meeting immediately follows

Public Hearing

Applications:

No. 15-014 – Appeal of Bill and Heidi Wrang, applicants/owners. Property located at 45 Sagamore Terrace South. Identified on Assessor's map 193 as Parcel 146. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 1.0' where 10' required, Section No. 4.33.06(c) rear yard setback to allow 21.5' where 35' required, and Section No. 4.33.05 maximum coverage to allow 25.8% where 25% maximum allowed, for relocation of existing shed. CAM exempt. **PH continued from 9/23/15**.

No. 15-015 – Appeal of Eric and Brunilda Levine, owners/applicants. Property located at 36 Sunrise Road. Identified on Assessor's map 196 as Parcel 014. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 2' where 10' required, and Section No. 4.33.06(c) rear yard setback to allow 2' where 10' required, for 8' X 10' shed. CAM exempt.

No. 15-016 – Appeal of Glenn Monroe, owner/applicant; Robert L. Doane, Jr., P.E., L.S., agent. Property located at 976 Boston Post Road. Identified on Assessor's map 176 as Parcel 039. MDR zone. Variance requested from Zoning Regulations Section No. 4.23.06(a) front yard setback to allow 12.7' where 25' required, Section No. 8.03.02 rear lot area to allow 23,474 sq. ft. where 32,670 sq. ft. required, Section No. 10.04 landscaping of parking areas to allow 0' where 5' required, and Section No. 8.03.03 access way to allow 25' ROW where 25' fee owned access way required, to divide existing lot with 2 dwellings into two lots with one dwelling per lot. CAM required.

No. 15-017 – Appeal of Gregory J. and Christine I. Pac, owners/applicants; Attorney Edward M. Cassella, agent. Property located at 13 Dorothy Road/Dorothy Road. Identified on Assessor's map 193 as Parcels 114 and 115. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 18.4' (North) and 18.9' (South) where 25' required, for a 300 sq.ft. addition. CAM exempt.

No. 15-018 – Appeal of 25 Second Avenue LLC, owner/applicant; Joe Wren P.E. (Indigo Land Design LLC), agent. Property located at 25 Second Avenue. Identified on Assessor's map 181 as Parcel 144. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(c) rear yard setback (North) to allow 18.0' (steps) and 20.0' (house) where 35' required, Section No. 4.333.06(b) side yard setback (West) to allow 4.5' (steps) and 6.5' (house) where 10' required, Section No. 4.33.06(b) side yard setback (East) to allow 4.5' (steps) and 6.4' (house) where 10' required, and Section No. 2.10.06

extension/enlargement of non-conforming uses/structures, to tear down existing 2 bedroom dwelling and 2 sheds to be replaced with new 4 bedroom dwelling. CAM required.

Regular **Meeting** immediately following public hearing

Decisions

Discussion and possible decisions on Applications No. 15-014, No. 15-015, No. 15-016, No. 15-017 and No. 15-018..

Minutes

Public Hearing and Regular Meeting Minutes from September 23, 2015.

Bills

Correspondence

Any Other Business

2016 meeting schedule

Janet L. Aiken

Janet L. Aiken
Recording Secretary Category 1
Zoning Board of Appeals