



TOWN OF WESTBROOK
ZONING BOARD OF APPEALS

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LEGAL NOTICE - TOWN OF WESTBROOK - ZONING BOARD OF APPEALS

Pursuant to the Provision of Section 8-7 of the General Statutes of the state of Connecticut (Revision of 1958), notice is hereby given that the Zoning Board of Appeals members present at the 28 May 2014 Public Hearing voted on the following appeals:

No. 14-12 – Appeal of Richard Willard, applicant; Westbrook Holdings, owner. Property located at 2000 Boston Post Road. Identified on Assessor's map 180 as Parcel 004. NCD zone. Variance requested from Zoning Regulations Section No.10.27.03 single business sign to request 19 sq. ft. where 16 sq. ft. max allowed, Section No. 10.26.01 sign height to request 13 ft. where 8 ft. max allowed, and Section No. 2.10.06 extension/enlargement of non-conforming use/structure, to replace sign. CAM exempt. GRANTED.

No. 14-13 – Appeal of Frances Antonacci, owner; Thomas Froment, applicant/agent. Property located at 212 Magna Lane. Identified on Assessor's map 183 as Parcel 022. MDR zone. Variance requested from Zoning Regulations Section No. 4.23.06(b) side yard setback to allow 1' where 15' required, for storage shed/generator enclosure. CAM exempt. GRANTED w/STIPULATION.

No. 14-14 – Appeal of Robert Tetrault, owner/applicant. Property located at 31 Mels Road. Identified on Assessor's map 184 as Parcel 017. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 11' where 25' required, Section No. 4.33.06(c) rear yard setback to allow 26' where 35' required, Section No. 4.33.07 tidal wetland buffer to allow 29' where 50' required, and Section No. 11.00.05 reduction/waiver of regulated tidal wetland setback to allow 29' where 50' required, for 12' X 16' shed. CAM exempt. DENIED.

No. 14-15 – Appeal of Milford & Patty Loomis, owner/applicant; Russell Campaigne, agent. Property located at 69 Post Avenue. Identified on Assessor's map 183 as Parcel 209. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 5.7' where 25' required (building), Section No. 4.33.06(a) front yard setback to allow 1.5' where 25' required (stair), Section No. 4.33.06(b) side yard setback to allow 4.8' where 15' required, Section No. 4.33.06(b) side yard setback to allow 5' where 10' required (shed), Section No. 2.10.06 extension/enlargement of non-conforming use/structure, and Section No. 4.33.06(c) rear yard setback to allow 5' where 35' required (shed), to raise and rebuild existing structure to FEMA standards. CAM exempt. GRANTED.

No 14-16 – Appeal of Wyatt & Heidi Teubert, owners/applicants; J W Flower Architects, agent. Property located at 209 Salt Island Road. Identified on Assessor's map 182 as Parcel 112. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.02 lot area to allow 1,638 sq. ft. where 15,000 sq. ft. required (no change), Section No. 4.33.03 frontage to allow 25.80' where 80' required (no change), Section No. 4.33.05 max coverage to allow 65.3% where 25% max allowed, Section No. 4.33.06(a) front yard setback to allow 0' where 25' required (no change), Section No. 4.33.06(b) side yard setback (West) to allow 0' where 10' required, Section No. 4.33.06(b) side yard setback (East) to allow 1.28' where 10' required, and Section No. 4.33.06(c) rear yard setback to allow 1.48' where 35' required, to raise and expand the volume of existing house to meet FEMA standards. CAM required. HEARING TO OPEN 6/25/14.

No. 14-17 – Appeal of Diane Edwards, owner/applicant; Attorney Edward M. Cassella, agent. Property located at 500 Pond Meadow Road. Identified on Assessor's map 160 as Parcel 006. RR zone. **USE** Variance requested from Zoning Regulations Section No. 8.00.03(b), Section No. 8.00.04(e) and Section No. 8.00.04(f) for accessory apartment in detached garage. CAM exempt. HEARING TO OPEN 6/25/14.

Mark Damiani, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
This 1st day of June 2014

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