



**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 August 2013 Public Hearing voted on the following appeals:

**No. 13-14** – Appeal of Michael Rottblatt, applicant; Mary R. Rottblatt, Trustee, owner; Michael Girard P.E., agent. Property located at 145 Second Avenue. Identified on Assessor's map 181 as Parcel 116. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.08 maximum height requirement to allow 37.83' where 35' required, to raise existing structure to meet new FEMA flood elevations. CAM required. Continued from 8/28/13. GRANTED, CAM approved.

**No. 13-16** – Appeal of John Stranieri, owner/applicant. Property located at 257 Seaside Avenue. Identified on Assessor's map 190 as Parcel 008. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06( c ) rear yard setback to allow 27' where 35' required, and Section No. 2.10.06 extension/enlargement of non-conforming structure, to build roof overhang 7' x 29' and 8' x 29' on rear of house to connect to garage. CAM exempt. DENIED.

**No. 13-17** – Appeal of Robert and Loretta DiLorenzo, owners/applicants; John A. Matthews, agent. Property located at 234 Old Kelsey Point Road. Identified on Assessor's Map 193 as parcel 038. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 7.5' where 10' required for shower (East) and allow 8.5' where 10' required for A/C (East), Section No. 4.33.06(b) side yard setback to allow 5.3' where 10' required for attached garage (West) and 6.5' where 10' required for A/C (West) and 8.6' where 10' required for bay window (West), Section No. 4.33.06( c ) rear yard setback to allow 14.3' where 35' required for attached garage (North) and 31.9' where 35' required for porch (North), to remove existing 4 bedroom house with detached garage and build a 3 bedroom house with attached garage. CAM required. GRANTED w/condition, CAM approved.

**No. 13-18** – Appeal of Glenn Salamone, owner/applicant. Property located at 48 Tarpon Avenue. Identified on Assessor's map 189 as parcel 113. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 1'6" where 10' required, Section No. 4.33.06( c ) rear yard setback to allow 4" where 35' required, Section No. 4.33.07 tidal wetlands buffer to allow 6'5" where 50' required, Section No. 4.33.06(a) front yard setback to allow 10'1" where 25' required, and Section No. 2.10.06 extension/enlargement of non-conforming structure, to allow renovation and remediation of existing house to include new deck and reconfiguration of roof. CAM exempt. DENIED w/o prejudice.

**No. 13-19** – Pumpkin Company LLC, owner/applicant; Joe Wren P.E., agent. Property located at 131 Old Mail Trail. Identified on Assessor's map 195 as Parcel 83. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 21.0' deck where 25' required (South), Section No. 4.33.06(b) side yard setback to allow 6.4' house and 7.2' stairs where 10' required (West), Section No. 4.33.06(b) side yard setback to allow 3.1' deck, 4.4' roof and 7.1' house where 10' required (East), Section No. 4.33.06( c ) rear yard setback to allow 6.5' house where 35' required (North), Section No. 2.10.06 extension/enlargement of non-conforming structure, Section No. 4.33.05 maximum building coverage to allow 35.3% where maximum of 25% required, and Section No. 4.33.06( c ) rear yard setback to allow 7.6' stairs where 35' required (North), to raise existing house to FEMA standards with proposed deck and stairway access to grade. CAM required. GRANTED, CAM approved.

Mark D. Damiani, Chairman  
Zoning Board of Appeals

Dated at Westbrook, Connecticut  
This 2<sup>nd</sup> September 2013

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