



TOWN OF WESTBROOK
ZONING BOARD OF APPEALS

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

PUBLIC HEARING AND REGULAR MEETING
AGENDA
22 September 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. 10-15 - Appeal of Michael W. Pill, applicant/agent; CK Russo Builders, owner. Property located at 688 Boston Post Road. Identified on Assessor's Map No. 25 as Parcel N44. B NCD zone. USE VARIANCE requested from Zoning Regulations No. 4.110 NCD and 4.113.03 NCD to allow 50 machines where less than 3 machines required to allow Family Entertainment Center/arcade. CAM exempt. **CONTINUED FROM 8/25/10**

No. 10-19 - Appeal of Joseph E. Boccia Sr. and Lizbeth F. Boccia, owners/applicants. Property located at 16 Hammock Rd North. Identified on Assessor's Map No. 25/185 as Parcel E1/024. CB Zone. Variance requested from Zoning Regulations No. 4.65.04 B, to allow 3' where 10' required, and 4.65.04 C, to allow 6' where 20' required, to allow 4' expansion to previously granted variance #9428 to allow 10' X 22' addition to garage. CAM exempt.

No. 10-20 - Appeal of COROC Westbrook I LLC, owner; James Outlet Center/John N. Dolishny, applicant/agent. Property located at 314 Flat Rock Place, Lot 7. Identified on Assessor's Map 38 as Parcel NB 7. TIC 65 Zone. Variance requested from Zoning Regulations No. 10.27.02 to allow 408.3' where 164' existing, 10.27.03 to allow 408.3' where 164' existing, and 10.27.04 to allow 408.3' where 164' existing, to allow parking signage change. CAM exempt.

No. 10-13 - 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 10.0' setback where 50' is required. Also, CAM approval needed. **APPLICATION CONTINUED FROM 8/25/10**

**ZBA PUBLIC HEARING AND REGULAR MEETING
AGENDA, 22 September 2010**

REGULAR MEETING immediately following public hearing

Decisions:

Discussion and possible decisions on Appeal No. 10-15, 10-19, 10-20, and 10-13

Minutes:

Public Hearing and Regular Meeting of 25 August 2010

Bills

Correspondence

Any Other Business

Janet L. Aiken, Administrative Secretary
Zoning Board of Appeals