



**TOWN OF WESTBROOK  
ZONING BOARD OF APPEALS**

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

**PUBLIC HEARING AND REGULAR MEETING  
AGENDA  
23 February 2011**

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. 11-01** - Appeal of Karen M. and Peter S. Oliver, applicant/owner; Attorney Edward M. Cassella, agent. Property located at 6 Wangum Road. Identified on Assessor's Map 188 as Parcel 69. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) to allow side yard setback of 5.9' where 10' required, and Section No. 2.10.06, enlargement of a nonconforming structure. CAM exempt.

**No. 11-02** – Appeal of Elaine Erwin Matulis, applicant/owner; Attorney Edward M. Cassella, agent. Property located at 534 Seaside Avenue. Identified on Assessor's Map 189 as Parcel 028. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) to allow side yard setback (West side) of 5.4' where 10' required, Section No. 4.33.06(b) to allow side yard setback (East side) of 5.4' where 10' required, and Section No. 4.33.06(c) to allow rear setback (North) of 34' where 35' required. CAM approval needed.

**No. 11-04** – Appeal of David and Nora Luszczyk, applicant/owner; Thomas Elliott AIA, agent. Property located at 15 Shore Lane. Identified on Assessor's map 13 as Parcel SF8. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(c) to allow rear setback of 22' where 35' required, Section No. 4.33.06(b) to allow side yard setback (East) of 4' where 10' required, and Section No. 2.10.06, enlargement of a nonconforming structure. CAM exempt.

**REGULAR MEETING** immediately following public hearing

**Decisions:**

Discussion and possible decisions on Appeal No. 11-01, 11-02 and 11-04.

**Minutes:**

Public Hearing and Regular Meeting of 8 December 2010

**Bills**

**Correspondence**

**Any Other Business**

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Janet L. Aiken, Administrative Secretary  
Zoning Board of Appeals