



**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**

**23 May 2012**

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. 12-05 – Appeal of 316 Essex Road LLC, owner/applicant; Eve Barakos, agent; Attorney Brian R. Smith, agent. Property located at 316 Essex Road. Identified on Assessor’s map 166 as Parcel 27. MDR/LDR zone. Variance requested from Zoning Regulations Section No. 10.03.05 access drive width, to allow 16’ where 24’ is required, and, a Use Variance for use as professional office space. CAM exempt. Public Hearing closed; Decision Continued from 4/25/2012.**

**No. 12-07 – Appeal of Dawn & Michael Riccio, owner/applicant. Property located at 193 Seaside Avenue. Identified on Assessor’s map 183 as Parcel 082. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06 (b) sideyard setback (East side), to allow 4’ where 10’ is required, and Section No. 4.33.06 (b) sideyard setback (West side), to allow 8’ where 10’ required, to build a non-enclosed deck off second floor at the rear of the structure. CAM exempt.**

**No. 12-08 – Appeal of Joan Ireland, owner/applicant; Thomas Elliott AIA, agent. Property located at 151 Old Mail Trail. Identified on Assessor’s map 195 as Parcel 078. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06 ( c ) rear yard setback, to allow 8’ where 35’ required, Section No. 4.33.06 (b) sideyard setback (East side), to allow 4.3’ where 10’ required, Section No. 4.33.06 (b) sideyard setback (West side), to allow 7’ where 10’ required, and Section No. 2.10.7 replacement of non-conforming structure, to remove existing structure and rebuild on existing footprint with new entry. CAM required.**

**No. 12-09 – Appeal of Manuel (Manny) Pires, owner/applicant. Property located at 148 Salt Island Road. Identified on Assessor’s map 182 as Parcel 84. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front setback, to allow 7.87’ where 25’ required, Section No. 4.33.06 ( c ) rearyard setback) to allow 30.44’ where 35’ required, and Section No. 4.33.06 (b) rearyard setback, to allow 2.52’ where 10’ required, to expand second floor over existing first floor foundation to enlarge existing 3 bedrooms, and adding 1 bath plus laundry room. CAM exempt.**

**REGULAR MEETING** immediately following public hearing

**Decisions:**

Discussion and possible decisions on Appeal No. 12-05, 12-07, 12-08 and No. 12-09.

**Minutes:**

Public Hearing Minutes and Regular Meeting Minutes of 25 April 2012

**Bills**

**Correspondence**

**Any Other Business**

*Janet L Aiken*

Janet L. Aiken, Recording Secretary Category I  
Zoning Board of Appeals