



**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

25 May 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. 11-04 – 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. EXTENSION GRANTED FROM 4/27/11

No. 11-07 – Appeal of Alliance Energy, applicant/owner; Belal (Bill) Basatna, agent. Property located at 198 Essex Road. Identified on Assessor's map 166 as Parcel 028. TIC-65 zone. Variance requested from Zoning Regulations Section No. 4.103.4 (c) to allow rear yard setback of 21' where 50' required, to locate 8' x 8' storage shed. CAM exempt.

No. 11-08 – Appeal of 80 Flat Rock Place LLC, applicant/owner; William Childress, Esquire, agent. Property located at 80 Flat Rock Place. Identified on Assessor's map 166 as Parcel 31. TIC-65 zone. Variance requested from Zoning Regulations Section No. 10.21.01 and Section No. 10.27.03, regarding signage definition and signage total square feet. CAM exempt.

No. 11-09 – Appeal of Enequina and Euaenio Jimenez, applicant/owner; Angela Cole, agent. Property located at 207 Pettipaug Road. Identified on Assessor's map 58W72 as Parcel 149/016. RR zone. Use Variance requested from Zoning Regulations Section No. 4.03.07(c) and Section 4.01.00 to allow existing playhouse/shed to house mini horses. CAM exempt.

No. 11-10 – Appeal of St. Pauls Episcopal Church, applicant; Missionary Society Diocese of CT, owner; Tom Maynard, agent. Property located at 53 South Main Street. Identified on Assessor's Map 176 as Parcel 233. MDR zone. Variance requested from Zoning Regulations Section No. 4.23.08 to allow 25' where 50' required (tidal wetland setback) for installation of septic system and two retaining walls. CAM exempt.

REGULAR MEETING immediately following public hearing

Decisions:

Discussion and possible decisions on Appeal No. 11-04, 11-07, 11-08, 11-09 and 11-10.

Minutes:

Public Hearing and Regular Meeting of 27 April 2011

Bills

Correspondence

Any Other Business

Janet L Aiken

Janet L. Aiken, Administrative Secretary
Zoning Board of Appeals