



TOWN OF WESTBROOK

ZONING BOARD OF APPEALS

MULTI MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498

Commission:

Bonnie Hall	-Chairman	Devin Xenelis	-Member
Mark Damiani	-Vice Chairman	Nick Alaimo	-Alternate
Eve Barakos	-Member	Matt Diamond	-Alternate
Vincent Neri	-Member	Richard White	-Alternate

AGENDA

Public Hearing

Wednesday, October 26, 2016 – 7:30 p.m.

APPLICATIONS

No. 16-022 – Appeal of Debra A. LeConche & Robert J. LeConche, applicants/owners; Amity Construction & Design, agent. Property located at 5 Sagamore Terrace South. Identified on Assessor’s map 192 as Parcel 25. HDR zone. Variance requested from Zoning Regulations **Section No. 4.33.06(b)** side yard setback to allow 7’ (house-East), 6.6’ (house-East), 6’ (deck steps-East), 3.6’ (basement stair-East), 7.3’ (house-East), 9.8’ (porch -East), 9.9’ (porch-East) where 10’ required, **Section No. 4.33.06(b)** side yard setback to allow 4.8’ (open covered porch-West), 4.4’ (house-West), 3.3’ (cant-West), 3.6’ (house-West), 2.5’ (cant-West), 4.2’ (house-West), 3.7’ (porch-West) where 10’ required, **Section No. 2.10.06** extension/ enlargement of non-conforming structure, and **Section No. 2.10.07** replacement of nonconforming structure, to demolish existing structure and rebuild new structure. CAM required. OPENING OF PH CONTINUED FROM 8/27/16

No. 16-023 – Appeal of Marianne Winslow, applicant/owner; Robert L. Doane Jr., PE LS, agent. Property located at 61 Muller Avenue. Identified on Assessor’s map 193 as Parcel 129. HDR zone. Variance requested from Zoning Regulations **Section No. 4.33.06(a)** front setback to allow 23.53’ to house where 25’ required, **Section No. 4.33.06(c)** rear setback to allow 12.3’ to stairs where 35’ required, **Section No. 4.33.06(c)** rear setback to allow 16.23’ to porch roof where 35’ required, **Section 4.33.06(c)** rear setback to allow 20.43’ to dormer where 35’ required, **Section No. 4.33.06(c) rear setback** to allow 32.5’ to pergola where 35’ required, **Section No. 2.10.06** extension/enlargement of non-conforming structure, **Section No. 8.00.03(a)** minimum lot size for an apartment, **Section No. 8.00.03(e)** ability of ZBA to vary accessory apartment regulations, and **Section No. 8.00.04(f)** enclosed fire escape/outside stairway to allow open uncovered fire escape/outside stairway, for construction of 2 dormers on existing roof, roof over existing deck, accessory apartment, open exterior stairway and pergola .

No. 16-024 – Appeal of Joe Boccia (Hammock Rentals LLC), applicant/owner. Property located at 306 Hammock Road North. Identified on Assessor’s map 175 as Parcel 051. MDR zone. Variance requested from Zoning Regulations **Section No. 4.23.06(a)** front setback to allow 15’ where 25’ required, for placement of 12’ by 14’ shed.

No. 16-025 – Appeal of Joan Dunham, owner; Donald C. Gessick Jr, LS, applicant/agent. Properties located at 6 and 16 Brookside Avenue West. Identified on Assessor’s map 182 as parcels 164 and 165. HDR zone. Regarding 6 Brookside Ave West, variance requested from Zoning Regulations **Section No. 4.33.02** minimum lot area to allow 7,010.66 square feet where 15,000 required, **Section No. 4.33.06(a)** front yard setback to allow 4.7’ radial to garage where 25’ required, **Section No.4.33.06(a)** front yard setback to allow 16.5’ radial to house where 25’ required, **Section No. 4.33.06(a)** front yard setback to allow 21.9’ radial to house where 25’ required, **Section No. 4.33.6(b)** side yard setback to allow 3.5’ to garage where 10’ required, and **Section No. 4.33.06(b)** side yard setback to allow 6.7’ to garage where 10’ required. Regarding 16 Brookside Ave West, variance requested from Zoning Regulations **Section No. 4.33.02** minimum lot area to allow 4,357.96 square feet where 15,000 square feet required, **Section No. 4.33.06(a)** front yard setback to allow 16.3’ to house where 25’ required, **Section No. 4.33.06(b)** side yard setback North to allow 2.1’ from shed where 10’ required, **Section No. 4.33.06(b)** side yard setback North to allow 1.5’ to shed where 10’ required, **Section No. 4.33.06(b)** side yard

setback South to allow 7.4' to house where 10' required and **Section No. 4.33.06(c)** rear yard setback to allow 4.8' to house where 35' required, for lot line revision.

No. 16-026 – USE Variance request of Jennifer Scott, applicant/agent; Al Redway, owner. Property located at 174C Boston Post Road. Identified on Assessor's map 187 as Parcel 152. NCD zone. USE Variance requested from Zoning Regulations **Section No. 4.113.05(c)** prohibited uses, to allow barbershop/beauty salon.

REGULAR MEETING immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 16-022, 16-023, 16-024, 16-025 and 16-026.

MINUTES

Public Hearing and Regular Meeting Minutes of 27 July 2016

BILLS

Shoreline Times
Gould Larson Bennet
Janet Aiken

CORRESPONDENCE

ANY OTHER BUSINESS

2017 meeting schedule

ADJOURNMENT

Attested to: Janet L. Aiken, Recording Secretary Category I