



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

866 BOSTON POST ROAD
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MINUTES - ZBA PUBLIC HEARING – 23 July 2014

The Westbrook Zoning Board of Appeals met on Wednesday, July 23, 2014, in the Multi-Media Room of the Teresa Mulvey Municipal Center located at 866 Boston Post Road. Legal Notice of the Public Hearing was published in *The Hartford Courant* on 10 July 2014 and 16 July 2014.

Chairman Mark Damiani called the Hearing to order at 7:31 p.m. and introduced Board members to the public in attendance. Members present were Bonnie Hall, Vincent Neri, Eve Barakos, Devin Xenelis and Alternates Richard White, Mindy Gordon and Nick Alaimo. Also present was Recording Secretary Category I, Janet L. Aiken and ZEO Nancy Rudek.

Chairman Damiani read the procedures to be followed at the Hearing into the record.

No. 14-16 – AMENDED Appeal of Wyatt & Heidi Teubert, owners/applicants; J W Flower Architects, agent. Property located at 209 Salt Island Road. Identified on Assessor's map 182 as Parcel 112. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.02 lot area to allow 1,638 sq. ft. where 15,000 sq. ft. required, Section No. 4.33.03 frontage to allow 25.80' where 80' required, Section No. 4.33.05 max coverage to allow 64.6% where 25% max allowed, Section No. 4.33.06(a) front yard setback to allow 1.48' to deck where 25' required, Section No. 4.33.06(b) side yard setback (West) to allow .04' where 10' required, Section No. 4.33.06(b) side yard setback (East) to allow 1.28' where 10' required, Section No. 4.33.06(c) rear yard setback to allow 0' where 35' required, and Section 2.10.06 extension/enlargement of non-conforming uses/structures, to raise existing house to meet FEMA standards and construct decks as shown on the proposed plans. CAM required. Opening of public hearing held over from 5/28/14; held over to 6/25/14; held over to 7/23/14.

A letter from Attorney Ed Cassella had been received requesting the opening of the public hearing for the application be held over to August 27, 2014. The request was granted.

No. 14-20 – Appeal of Michael J. and Paula M. Jurewicz, owners/applicants; Thomas Elliott AIA, agent. Property located at 15 Pioneer Road. Identified on Assessor's map 195 as Parcel 119. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 10' where 25' required (Riverview) and Section 4.33.06(c) rear yard setback (West) to allow 10' where 35' required, to construct new 2 bedroom single family residence. CAM required.

A letter was received from agent Thomas Elliott requesting the opening of the public hearing for the application be held over to August 27, 2014. The request was granted.

No. 14-21 - Appeal of Gary Trasacco, owner/applicant. Property located at 560 Horse Hill Road. Identified on Assessor's map 144 as Parcel 001. RR zone. Variance requested from Zoning Regulations Section No. 4.03.06(a) front yard setback to allow 25' where 40' required, and Section No. 2.10.07 replacement of non-conforming structures, to rebuild and enclose front porch. CAM exempt.

Mr. Trasacco was present explaining that the roof structure of the porch had been taken down several years ago as it was beyond repair and that at this time he wished to rebuild and enclose it. The house was originally built in 1890 and he planned to use the original foot print for the rebuild. No side yard variance was needed.

No one from the audience spoke for or against the application.

The hearing closed at 7:37 p.m.

No. 14-23 – Appeal of Josephine Flanagan, applicant/agent; 107 Salt Island LLC (William E. Flanagan, Jr., owner). Property located at 107 Salt Island Road. Identified on Assessor’s map 182 as Parcel 190. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback (South) to allow 7.3’ and 8.6’ where 10’ required, Section 4.33.06(c) rear yard setback to allow 30.7’ where 35’ required, and Section 2.10.06 extension/ enlargement of non-conforming uses/structures, for 8’ x 30.7’ bedroom expansion and bathroom/laundry addition to existing structure. CAM exempt.

Ms. Flanagan was present and explained she wished to expand the downstairs bedroom and add a handicap bathroom/laundry room. The small 900 square foot house sits on a rear lot with a shared driveway. The driveway is crushed stone. There is a bathroom on the first floor but is very small and due to room configuration cannot be enlarged. The site plan was discussed at length and it was determined that the existing porch will be renovated for the 15’ high single story addition. New windows are also being planned for the future.

No one from the audience spoke for or against the application.

The hearing closed at 7:55 p.m.

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

(ONE (1) digital CD disk was recorded for the 7/23/14 Public Hearing & Regular Meeting and filed with the Town Clerk’s Office).

Janet L. Aiken
Janet L. Aiken, Recording Secretary Category I

7/27/14
Date Submitted