



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498
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MINUTES - ZBA REGULAR MEETING – 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. Chairman Mark Damiani called the Regular Meeting to order at 7:55 p.m. Members present were Vincent Neri, Bonnie Hall, 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.

DECISIONS:

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; held over to 8/27/14..

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.

Opening of public hearing held over to 8/27/14.

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.

After brief discussion by the Board including the age of the structure and the use of the same foot print, a motion was made by Bonnie Hall, seconded by Devin Xenelis, to grant the variance as presented as hardship had been demonstrated. The motion carried unanimously.

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.

Board discussion included the small size of the addition deemed a minor expansion and that existing space

would be utilized. A motion was made by Mark Damiani, seconded by Eve Barakos, to grant the variance as presented. The motion carried unanimously.

Minutes:

A motion was made Mark Damiani, seconded by Bonnie Hall, to approve the minutes of the 6/25/14 public hearing. The motion carried unanimously.

A motion was made by Mark Damiani, seconded by Bonnie Hall, to approve the minutes of the 6/25/14 regular meeting. The motion carried unanimously.

Bills:

A motion was made by Mark Damiani, seconded by Bonnie Hall, to approve the bill from the Hartford Courant for \$514.80. The motion carried unanimously.

A motion was made by Bonnie Hall, seconded by Mark Damiani, to approve the bill from Janet Aiken for \$469.25 for secretarial services. The motion carried unanimously.

A motion was made by Mark Damiani, seconded by Bonnie Hall, to approve the bill Gould, Larson, Bennet , Wells & McDonnell PC in the amount of \$1080.00. The motion carried unanimously.

Correspondence: Reviewed.

Other Business: none

A motion was made by Bonnie Hall, seconded by Devin Xenelis, to adjourn. The motion carried unanimously.

The meeting adjourned at 8 p.m.

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

(ONE (1) digital disk was recorded for the 6/25/2014 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