



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

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**MINUTES
ZBA SPECIAL MEETING
SITE WALK
15 March 2011**

The Westbrook Zoning Board of Appeals met on Tuesday, March 15, 2011, at 534 Seaside Avenue, Westbrook, Connecticut, to conduct a special meeting/site walk of the property in conjunction with:

Application No. 11-02 - Appeal of Elaine Erwin Matulis, applicant/owner; Attorney Edward M. Cassella, agent. Property located at 534 Seaside Avenue. Identified on Assessor's Map 189 as Parcel 028. HDR Zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) to allow side yard setback (West side) of 5.4' where 10' required, Section No. 4.33.06(b) to allow side yard setback (East side) of 5.4' where 10' required, and Section No. 4.33.06(c) to allow rear setback (North) of 34' where 35' required. CAM approval needed.

Chairman Mark Damiani called the Special Meeting/Site Walk to order at 5:45 p.m. Members present were Mark Damiani, John Boehme, George Rehberg, Bonnie Hall, Eve Barakos and Alternate Richard White. Also present were ZEO Nancy Rudek, and Administrative Secretary Janet L. Aiken. Several neighboring property owners were also in attendance.

Members walked the site, examined the proposed plans as it pertained to the site, paced off the approximate location of the proposed building, discussed the variances sought, proximity of the neighboring properties, discussed access and discussed the CAM application.

The Special Meeting/Site Walk adjourned at 5:56 p.m.

Respectfully Submitted,

Janet L. Aiken
Janet L. Aiken, Administrative Secretary
Westbrook Zoning Board of Appeals