

TOWN OF WESTBROOK
ZONING BOARD OF APPEALS
MULTI-MEDIA ROOM, MULVEY MUNICIPAL CENTER
866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498

Commission:

Bonnie Hall – Chairman
Vincent Neri – Member
Devin Xenelis – Member

John Bech – Member
Nick Alaimo – Alternate
Eugenia Magill – Alternate

AGENDA

(Revised January 15, 2019)

Wednesday, 23 January 2019

7:30 p.m.

Public Hearing

APPLICATIONS

No. 18-023 – Location Approval of Gary Widlitz, owner; Gerardo Santiago, D/B/A Jerry's Place II, applicant/agent. Property located at 816 Boston Post Road, further identified on Assessor's Map 184 as Parcel 003, NCD Zone. Location Approval needed for General Repair.

No. 18-025 – Appeal of Jim Marconi, applicant; Joe Wren, agent. Property located at 324 Pond Meadow Road, further identified on Assessor's Map 161 as Parcel 92, MDR zone. Variances requested from Zoning Regulations **Section No. 2.40.03 Accessory Building** Required A detached building, other than a farm building, which is incidental and subordinate in both use and scale, to the principal building and that shall not have a gross floor area greater than the gross floor area of the principal building nor have a height greater than the height of the principal building, and which is in character with the neighborhood and which is on the same lot with such principal building; Requested to allow a detached accessory building that exceeds gross floor area of principal building; **Section No. 8.00.03(b) Accessory Apartment** Required The accessory apartment shall be located within the primary residence or attached garage; Requested to allow detached accessory apartment; **Section No. 8.00.03(c) Accessory Apartment** Required that Only one accessory apartment shall be allowed on a lot; Requested to allow two accessory apartments on a lot; **Section No. 8.00.03(g) Accessory Apartment** Required The primary structure and the accessory apartment shall be served by a single electrical meter. Separate meters may be allowed where the applicant demonstrates a legitimate need for such a separate meter; Requested to allow separate meter for detached accessory building; **Section No. 8.00.04(a) Accessory Apartment** Required The maximum gross floor area of the accessory apartment shall not exceed 1,000 square feet or 30% of the total floor area of the principal dwelling within which it is located, whichever is less; Requested to allow

maximum square footage and percentage requirements. Variances needed to construct an outbuilding for the parking of up to four vehicles, with two residential housing units to be located above the garage/barn. New structure to be located on southerly boundary of the parcel, accessed separately from main residential dwelling.

REGULAR MEETING immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 18-022, 18-023, 18-025

MINUTES

Public Hearing and Regular Meeting Minutes of 12 December 2018.

BILLS

CORRESPONDENCE

ANY OTHER BUSINESS

ADJOURNMENT

Attested to: Bonnie Hall, Chairman