

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

Commission:

Bonnie Hall – Chairman

Nick Alaimo – Alternate

Devin Xenelis – Vice Chairman

Eugenia Magill – Alternate

Vincent Neri – Member

Matthew Schenk – Alternate

John Bech – Member

AGENDA

Wednesday, 27 March 2019

7:30 p.m.

Public Hearing

APPLICATIONS

No. 18-022 – Appeal of Marilyn Blakeslee, owner; Michael J. Ott, agent. Property located at 280 Old Kelsey Point Road, further identified on Assessor's Map 193 as Parcel 48, HDR zone. Variance requested from Zoning Regulations **Section No. 4.33.06(c)** rear yard, to allow 27.8' where 35' required, to build new garage. **CAM** required. **CONTINUED**

No. 18-024 – Appeal of John Sodipo, owner. Property located at 191 Boston Post Road, further identified on Assessor's Map 188 as Parcel 151, HDR zone. Variance requested from Zoning Regulations **Section No. 4.33.08** maximum height requirement, to allow 40' where 35' required, to rebuild house.

No. 19-001 – Appeal of David and Sharon Bender, owners; Russell Campaigne, agent. Property located at 167 Kingfisher Lane, further identified on Assessor's Map 183 as Parcel 027, MDR zone. Variances requested from Zoning Regulations **Section No. 4.23.06** side yard, to allow 10' where 15' required; **Section No. 4.23.06** side yard, to allow 10' where 15' required, to rebuild house. **CAM** required.

No. 19-002 – Appeal of Eric Glance, CSM Development, agent/owner. Property located at 164 Little Stannard Beach Road, further identified on Assessor's Map 182 as Parcel 034, HDR zone. Variances requested from Zoning Regulations **Section No. 4.23.06** side yard, to allow 9.01' where 10' required; **Section No. 4.23.06** side yard, to allow 8.9' where 10' required; **Section 2.10.6** enlargement of non-conforming structure. Variances needed to build upper level addition,

addition of portico above entry, and addition of exterior surround to existing shower.

No. 19-003 – Appeal of Joseph and Donna Marino, owners/applicants; Joe Wren, agent. Property located at 22 Sunrise Road, further identified on Assessor's Map 179, Parcel 66, HDR zone. Variances requested from Zoning Regulations **Section No. 4.33.06(a)** front yard, to allow 21.2' where 25' required; **Section No. 4.33.06(a)** front yard, to allow 21.5' where 25' required; **Section No. 4.33.06(a)** front yard, to allow 21.2' where 25' required; **Section No. 4.33.06(a)** front yard, to allow 22.2' where 25' required; **Section No. 4.33.06(b)** side yard to allow 5' where 10' required; **Section No. 4.33.06(b)** side yard to allow 6.4' where 10' required; **Section No. 4.33.06(c)** rear yard to allow 10.8' where 35' required; **Section No. 4.33.06(c)** rear yard to allow 23.8' where 35' required; **Section No. 4.33.06(c)** rear yard to allow 24.8' where 35' required; **Section No. 4.33.06(c)** rear yard to allow 27.3' where 35' required; for demolition of existing house and construction of 2.5 story house.

No. 19-004 – Appeal of Joe Carabetta Jr., owner; Joe Wren, agent. Property located at 43 Old Mail Trail, further identified on Assessor's Map 195, Parcel 104, HDR zone. Variances requested from Zoning Regulations **Section No. 4.33.06(b)** side yard to allow 4' where 10' required; **Section No. 4.33.06(b)** side yard to allow 5.5' where 10' required; **Section No. 4.33.06(c)** rear yard to allow 7.9' where 35' required; **Section No. 4.33.06(c)** rear yard to allow 9.2' where 35' required; **Section No. 4.33.05 building coverage** to allow 30.5% where 25% required; **Section 2.10.06** expansion/enlargement of non-conforming structure. Variances needed for vertical expansion of existing house. **CAM** required.

REGULAR MEETING immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 18-022, 18-024, 19-001, 19-002, 19-003, 19-004

MINUTES

Public Hearing and Regular Meeting Minutes of 23 January 2019.

BILLS

CORRESPONDENCE

ANY OTHER BUSINESS

ADJOURNMENT

Attested to: Bonnie Hall, Chairman