

TOWN OF WESTBROOK

ZONING BOARD OF APPEALS

**MULTI-MEDIA ROOM, TERESA MULVEY MUNICIPAL CENTER
866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498**

Commission:

Bonnie Hall – Chairman

Scott Hartzell - Alternate

Devin Xenelis – Vice Chairman

Eugenia Magill - Alternate

John Bech – Member

Jack Boehme – Member

Vincent Neri – Member

AGENDA

Wednesday, 26 May 2021

7:00 p.m.

Accessible via Zoom Link:

<https://us02web.zoom.us/j/85927448357?pwd=c2pHdnM1akNvQm9QOWtoNHhud3RaZz09>

OR: Dial +1 646 558 8656 Meeting ID: 859 2744 8357 Passcode: 430816

PUBLIC HEARING

APPLICATIONS

Appeal No. 2021-005-Appeal of Robert Tetrault, owner, Michael Harkin, P. E., agent/applicant. Property located at 75 Old Pent Road, further identified on Assessor's Map 184, Parcel 016, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.1** of 25' required, 15' requested; **Section 2.C.2.2 (East)** of 15' required, 5' requested; **Section 2.C.2.2 (West)** of 15' required, 10' requested; **Section 2.C.2.4** of 50' required, 5' requested. Variances requested to demolish existing house and rebuild, and to relocate shed. **CAM** required.

Appeal No. 2020-008-Appeal of James Vitali, owner, Joseph Yamin, Esq., agent/applicant. Property located at 7 Hogan Road, further identified on Assessor's Map 180, Parcel 059, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.1** of 25' required, 13.36' requested; **Section 2.C.2.1** of 25' required, 17.58' requested; **Section 2.C.2.1** of 25' required, 11.39' requested; **Section 2.C.2.1** of 25' required, 12.34' requested; **Section 2.C.2.1** of 25' required, 13.15' requested; **Section 2.C.2.1** of 25' required, 17.58' requested; **Section 2.C.2.3** of 35' required, 8.7' requested; **Section 2.C.2.3** of 35' required, 4.48' requested; **Section 2.C.2.3** of 35' required, 3.89' requested; **Section 2.C.3.1** of 25% required, 28.5% requested; **Section 8.C** Replacement of a non-conforming structure. Variances requested to build house with septic system. **CAM** required.

Appeal No. 2021-006-Appeal of Richard and Cheryl Stout, owners, David Atkinson, agent/applicant. Property located at 24 Pioneer Road, further identified on Assessor's Map 195, Parcel 137, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.1** of 25' required, 13' requested; **Section 2.C.2.1** of 25' required, 14' requested. Variances requested to build new deck.

Appeal No. 2021-007-Appeal of Richard and Barbara McGinley, owners, Robert Doane, Jr., P.E., L.S., agent/applicant. Property located at Menunketesuck Road, further identified on Assessor's Map 188, Parcel 114,

HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.2** of 10' required, 5' requested; **Section 2.C.2.3** of 35' required, 16.5' requested; **Section 2.C.2.4** of 50' required, 19' requested. Variances requested to build house with septic system and deck. **CAM** required.

Appeal No. 2021-008-Appeal of Josephine Arillota Femc, owner/applicant. Property located at 22 Elm Avenue, further identified on Assessor's Map 196, Parcel 001, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.2** of 10' required, 5.7' requested; **Section 2.C.2.2** of 10' required, 8.7' requested; **Section 2.C.2.3** of 35' required, 26.2' requested; **Section 2.C.2.3** of 35' required, 21.3' requested. Variances requested for vertical expansion of existing house.

Appeal No. 2021-009-Appeal of John and Nancy Giannini, owners, Edward Cassella Esq., agent/applicant. Property located at 77 Captains Drive, further identified on Assessor's Map 195, Parcel 005, HDR2 Zone. Request that permit Z2020-0126 be reinstated. Appeal of ZEO Decision.

REGULAR MEETING Immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 2021-005, Appeal No. 2020-008, Appeal No. 2021-006, Appeal No. 2021-007, Appeal No. 2021-008, and Appeal No 2021-009.

MINUTES

Public Hearing and Regular Meeting Minutes of 24 March 2021.

BILLS

CORRESPONDENCE

ANY OTHER BUSINESS

ADJOURNMENT

Attested to Bonnie Hall, Chairman