

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

Mark Delcavo - Alternate

Jack Boehme – Member

Vincent Neri – Member

AGENDA

Wednesday, 28 July 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. 2021-009-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.

Appeal No. 2021-011-Appeal of Barry and Carol Rosenberg, owners, Michael P. Harkin, P.E., agent/applicant. Property located at 274 Old Kelsey Point Road, further identified on Assessor's Map 193, Parcel 047, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.3** of 35' required, 3.3' requested; **Section 2.C.2.2 (East)** of 10' required, 1.5' requested. Variances requested for vertical expansion from flat roof to 8 pitch roof.

Appeal No. 2021-010-Appeal of Janet Sheehan and Kenneth Kosicki, owners, Leon Mularski, L.A., agent/applicant. Property located at 121 Grove Beach Road South, further identified on Assessor's Map 187, Parcel 47, HDR Zone. Variances requested from Zoning Regulations **Section 2.C.2.1** of 25' required Grove Beach Road South, 9' 9 1/4" on west, 3' 1/2" on east requested; **Section 2.C.2.1** of 25' required Linden Avenue South, 10' 1 1/2" on west requested; **Section 8.D.3.2** Expansion of a non-conforming structure. Variances requested for expansion of non-conforming structure. **CAM** required.

REGULAR MEETING Immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 2021-009, Appeal No. 2021-011, and Appeal No 2021-010.

MINUTES

Public Hearing and Regular Meeting Minutes of 23 June 2021.

BILLS

CORRESPONDENCE

ANY OTHER BUSINESS

ADJOURNMENT

Attested to Bonnie Hall, Chairman