

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

Mark Delcavo – Alternate

Devin Xenelis – Vice Chairman

Scott Hartzell - Alternate

John Bech – Member

Eugenia Magill - Alternate

Jack Boehme – Member

Vincent Neri – Member

AGENDA

Wednesday, 26 April 2023

7:00 p.m.

PUBLIC HEARING

APPLICATIONS

No. 2022-020 – Appeal of Mark and Daniela Baroni, owners/applicants; Edward Cassella, Esq., agent. Property located at 42 Goodrich Avenue, further identified on Assessor’s Map 195, Parcel 069, HDR Zone, FPOD Zone. Variances requested from Zoning Regulations **Section No. 2.C.2.1** of 25’ required, 8.8’ requested (Goodrich Avenue); **Section No. 2.C.2.1** of 25’ required, 10.3’ requested (Salt Island Road); **Section No. 2.C.2.1** of 25’ required, 5.5’ requested-hatchway/8.2’ requested-AC condenser (Salt Island Road); **Section No. 2.C.2.1** of 25’ required, 5.3’ requested (Goodrich Avenue); **Section No. 2.C.2.1** of 25’ required, 16.1’ requested (Goodrich Avenue); **Section No. 8.D.3.2 and 4**, Expand nonconformity. Variances requested to construct a second floor and other modifications/additions. **CAM required.**

No. 2022-016 – Appeal of Elizabeth Barzelatto, owner/applicant; Edward Cassella, Esq., agent. Property located at 185 Old Kelsey Point Road, further identified on Assessor's Map 193, Parcel 074, HDR Zone, FPOD Zone. Appeal of ZEO Decision. **WITHDRAWN BY AGENT**

No. 2023-001 – Appeal of the Estate of Robert C. Brault, James Brault, Executor, owner; Williams Architects, Inc., applicant/agent. Property located at 8 Pequot Road, further identified on Assessor’s Map 195, Parcel 022, HDR Zone, FPOD Zone. Variances requested from Zoning Regulations **Section 2.C.2.1** of 25’ required, 10’ requested; **Section 2.C.2.4** of 50’ required, 36.2’ requested. Variances requested to demolish existing home and replace with new home elevated to FEMA compliance. **CAM required.**

No. 2023-002 – Appeal of John Abella, owner/applicant; Joe Wren, P.E., agent. Property located at 57 Second Avenue, further identified on Assessor’s Map 181, Parcel 136, HDR Zone, FPOD Zone. Variances requested from Zoning Regulations **Section 2.C.2.2** (west) of 10’ required, 0.1’ requested; **Section 2.C.2.2** (east) of 10’ required, 1.7’ requested to house, 3.4’ requested to generator, 7.5’ requested to second floor expansion, 4.9’ requested to covered entry; **Section 2.C.3.1** of 25% allowed, 26.3% requested; **Section 8.D.3.2 and 4**, expand non-conformity. Variances requested to renovate and add two second floor vertical expansions and install generator. **CAM required.**

REGULAR MEETING Immediately following Public Hearing

DECISIONS

Discussion and possible decisions on Appeal No. 2022-020, Appeal No. 2023-001, and Appeal No. 2023-002.

MINUTES

Public Hearing and Regular Meeting Minutes of 14 December 2022.

ELECTIONS

BILLS

CORRESPONDENCE

ANY OTHER BUSINESS

ADJOURNMENT

Attested to Bonnie Hall, Chairman