



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1081

ACTION MINUTES

ZONING BOARD OF APPEALS

Tuesday – September 27, 2016

7:30 p.m. – Auditorium

Members present:

Jim Ezzes – Chairman

Jackie Masumian sat for Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

Winston Allen sat for Bill Harris

Robert Simmelkjaer

Staff: Mary Young, Deputy Director Planning and Zoning

I PUBLIC HEARING

1. **1076 Post Road East:** (*The following application has been withdrawn by the applicant*) ZBA Appl. #7494 by Alliance Energy, LLC, Ryan Scrittorale, Agent, for a variance for coverage, for grading within five (5) feet of the property line, for relief to front landscape and buffer strip requirements, for more than one free standing sign and for maximum allowable sign area in the Highway Service District, for the construction of a new gasoline filling station and drive-thru restaurant, for property located in a HSD zone, PID #F09050000.

Action: Application was withdrawn by the applicant

2. **60 Charles Street:** ZBA Appl. #7504 by Mel Barr, Barr Associates for property owned by 60 Charles Street, LLC for a variance for setbacks for building renovations with a new roof and dormer addition, for property located in a GBD zone, PID #B05089000.

Motion to approve by Jim Ezzes and seconded by Robert Simmelkjaer

Granted: 4 – 0 {Ezzes, Masumian, Allen, Simmelkjaer}

3. **62 Morningside Drive South:** ZBA Appl. #7491 by Jamie Herrick, Juliano's Pools for property owned by Carol Alexander for a variance for setbacks for a pool and patio for property located in a Residence AAA zone, PID #G08005000.

Motion to approve by Jim Ezzes and seconded by Winston Allen

Granted: 5 – 0 {Ezzes, Masumian, Deverin, Allen, Simmelkjaer}

4. **3 Keenes Road:** ZBA Appl. #7508 by James F. Walsh, Esq. for property owned by Brooke L. Coniglio for a variance for coverage and setbacks for a pool, for property located in a Residence A zone, PID #F09156000.

Motion to approve by Bernard Deverin and seconded by Robert Simmelkjaer

Granted: 4 – 1 {Ezzes, Allen, Deverin, Simmilckjaer} in favor {Masumian} opposed

5. **14 Westport Avenue:** ZBA Appl. #7507 by Andy Soumelidis/LANDTECH for property owned by Richard & Debra Becker for a variance for setbacks and coverage for a new FEMA compliant single family dwelling for property located in a Residence A zone, PID #D03154000.

Motion to deny by Jim Ezzes and seconded by Winston Allen

Denied: 5 - 0 {Ezzes, Masumian, Allen, Deverin, Simmelkjaer}

- **Old Business**

- **Other ZBA business**

- a) **11 Sterling Drive, ZBA #7428, request for modification – modification granted**