



**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 – March 28, 2017

7:30 p.m. – Auditorium

Members present:

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin– Secretary

Bill Harris

Robert Simmelkjaer

Staff: Katherine Daniel, Deputy Director Planning and Zoning

I PUBLIC HEARING

1. **60 Compo Road South: (aka 21 Imperial Avenue):** *(The following application will be opened and continued to 4/25/17. No testimony will be taken at this hearing)* ZBA Appl. #7537 by the Town of Westport/Sue Pfister for property owned by the Town of Westport for a variance of excavation and fill standards for more than a 20% slope and more than a ten (10) foot cut, for property located in a DOSRD #2 zone, PID #D09046000.

Action: Hearing opened and continued to 4/25/17. No testimony taken

2. **1 Morningside Drive North:** ZBA Appl. #7527 by Jim Sackett for property owned by NO Real Estate, LLC for a variance for expansion of non conforming buildings, connecting buildings over 2,500 square feet and for FAR over 0.25 and floor area over 2,500 square feet, for property located in a BPD zone, PID #F09124000.

Motion to approve by Rob Simmelkjaer and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Wong, Harris, Simmelkjaer, Deverin}

3. **82 Compo Mill Cove:** Appl. #7529 by Mel Barr, Barr Associates, LLC for property owned by Patrick Lebedis and Jennifer Prosek for a variance for coverage, setbacks and tidal wetland setbacks for a new single family dwelling, pool mechanicals and legalization of deck and findings of consistency with the Coastal Area Management Act, for property located in a Residence A zone, PID #B04077000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Harris, Simmelkjaer, Deverin}

4. **12 St John Place:** Appl. #7532 by Mel Barr, Barr Associates, LLC for property owned by William S. Hemson III for a variance for coverage for a new single family dwelling, for property located in a Residence A zone, PID #D10028000.

Motion to approve by Bernard Deverin and seconded by Rob Simmelkjaer

Granted: 5 – 0 {Ezzes, Wong, Deverin, Harris, Simmelkjaer}

5. **15 Spriteview Avenue:** Appl. #7534 by Andy Soumelidis/LANDTECH for property owned by Oliver Wilson for a variance for coverage for a new single family dwelling, to be consistent with the Coastal Area Management Act, for property located in a Residence A zone, PID #B02174000.

Motion to approve by Jim Ezzes and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Wong, Harris, Simmelkjaer, Deverin}

6. **11 Old Mill Road:** ZBA Appl. #7533 by Richard Redniss – Redniss & Mead, Inc. for property owned by Joseph Feinleib for a variance for setbacks and coverage for an addition and to raise and relocate existing single family dwelling and findings to be consistent with the Coastal Area Management Act, for property located in a Residence B zone, PID #E04058000.

Action: Hearing opened and continued to 5/9/17. Testimony was taken

II WORK SESSION

- **Old Business**
- **Other ZBA business**
 - a) **34 Otter Trail, ZBA #4487, request for modification – modification granted**
 - b) **3 Keenes Road, ZBA #7507, request for modification – modification granted**
 - c) **29 Richmondville Avenue, #7512, request for modification – modification granted**