



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

ACTION MINUTES

7:00 Room 203

ZBA members present: Liz Wong, Bernard Deverin, Jackie Masumian, Victoria Gouletas

Staff present: Ira Bloom, Town Attorney, Mary Young, Planning and Zoning Director

Executive Session with Town Attorney Ira Bloom to discuss pending litigation for 6 Plover Lane Three Dog Walk, LLC v Zoning Board of Appeals of Westport

Discussed

ZONING BOARD OF APPEALS

Tuesday – November 14, 2017

7:30 P.M. Room 201/201A

Members present:

Jim Ezzes – Chairman

Elizabeth Wong

Bernard Deverin– Secretary

Jackie Masumian will be sitting for Robert Simmelkjaer

Victoria Gouletas will be sitting for William Harris

Staff: Katherine Daniel, Deputy Director Planning and Zoning

I WORK SESSION

Three Dog Walk, LLC v Zoning Board of Appeals of Westport, Docket Number FST-CV-16-60283255, regarding property located at 6 Plover Lane: Upon the remand order of the Superior Court on June 30, 2017 (Tobin, J.), the ZBA will clarify the actions and decision it intended to take by its vote on this application (ZBA file #7450) on March 22, 2016.

Motion to approve by Mr. Ezzes and seconded by Mr. Deverin

Granted: 4 – 1 {Ezzes, Deverin, Masumian, Gouletas} in favor
{Wong} opposed

II PUBLIC HEARING

1. **242 Hillspoint Road:** *(The following application is continued from 10/10/17. Testimony was taken)* ZBA Appl. #7567 by Peter Romano/LANDTECH for property owned by Owenoke Properties for a variance for setbacks and coverage for an addition for property located in a Residence B zone, PID #E04021000

Motion to approve by Mr. Ezzes and seconded by Mr. Deverin

Granted: 4 – 1 {Ezzes, Wong, Gouletas, Deverin} in favor

{Masumian} opposed

2. **5 Quentin Road:** *(The following application is continued from 10/10/17. No testimony was taken)* Appl. #7575 by Louise Brooks for property owned by Andra H. Vebell and Lawrence R. Hoy for a variance for setbacks and coverage for raising an existing non conforming house to be FEMA compliant and for additions, for property located in a Residence A zone, PID #D04119000.

Action: Continued to 11/28/17. No testimony taken

3. **55 Beachside Avenue:** ZBA Appl. #7578 by Robert Marx for property owned by Joseph Anstey Trustee for a variance for construction of new single family dwelling in setbacks and for renovation of existing pre-1959 dwelling unit to include construction of pergola and for expansion of the floor area of pre-1959 dwelling unit previously approve under Variance #3119, for an accessory building over 300 square feet and more than two (2) water fixtures, for property located in a Residence AAA zone, PID #H05006000.

Action: Hearing opened and continued to 11/28/17. Testimony was taken

4. **10 Appletree Trail:** ZBA Appl. #7583 by Cindy Doonan for property owned by Cindy Doonan for a variance for coverage for a new single family dwelling for property located in a Residence A zone, PID #D03050000.

Motion to approve by Mr. Ezzes and seconded by Ms. Wong

Granted: 5 – 0 {Ezzes, Wong, Deverin, Masumian, Gouletas}

5. **21 St. John Place:** ZBA Appl. #7585 by Mel Barr, Barr Associates, LLC for property owned by Robert and Kathleen Mahieu for a variance for coverage for a new single family dwelling, for property located in a Residence A zone, PID #C10122000.

Motion to approve by Mr. Ezzes and seconded by Mr. Deverin

Granted: 5 – 0 {Ezzes, Wong, Deverin, Masumian, Gouletas}

III WORK SESSION

- **Old Business**
- **Other ZBA business**
 - a. **60 Compo Road South, ZBA #7537**, request for modification – **modification granted**
 - b. **1555 Post Road East, ZBA #6261**, request for modification – **modification granted**
 - c. **115 Harbor Road, ZBA #7326**, request for modification – **modification granted**