



**TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1030**

ACTION MINUTES

ZONING BOARD OF APPEALS

Tuesday – May 14, 2019

Public Meeting Started: 6:30 P.M.

Location: Westport Town Hall Auditorium

Members present:

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chair

Bernard Deverin - Secretary

Jackie Masumian

Josh Newman

Staff: Cindy Tyminski, AICP, Deputy Director Planning and Zoning

I EXECUTIVE SESSION 6:30 pm Room 203

Interview potential alternate for Zoning Board of Appeals.

II PUBLIC HEARING

Auditorium

- 1. 165 Main Street:** ZBA Appl. #7710 by Peter Romano of LandTech, for property owned by 165 Main Street Associates LLC, for variances for setback and grading within five feet of the property line to create a patio for outdoor dining located in the BCD/VDO zone, PID#C10084000.

Action: Hearing opened, no testimony taken, continued to 6/11/19.

- 2. 62 Compo Mill Cove:** ZBA Appl. #7700 by John Conte III, P.E. of Conte and Conte for property owned by Cove Dog LLC, c/o Jeff Wilkins for a variance for grading within five (5) feet of the property line to relocate existing retaining wall for property located in a Residence A zone, PID# E04085000.

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

Granted: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

- 3. 157 Imperial Avenue:** ZBA Appl. #7707 by David Lowenadler for property owned by Scott Fredrickson for variance for setback and coverage for a covered side entry located in a Residence A zone, PID #C07168000.

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

Granted: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

1. **1830 Post Road East:** ZBA Appl. #7704 by Jacqueline Kaufman for property owned by 1830 Associates LLC, 1830 Post Road Associates LLC, and Mercury Fuel for variances for setback, front landscaping, one shade tree for each 50 feet of frontage, parking lot trees and their location, more than three signs, more than one free standing sign, grading within 5 feet of the lot line, a free standing sign that is more than 32 sq. ft., for modifications to the existing building with the demolition and constructing a new gasoline canopy, new signage, new landscaping and parking spaces, to be consistent with the Costal Area Management (CAM) Act, located in a Commercial GBD zone, PID#I09005000.

Action: Hearing opened, no testimony taken, continued to 6/11/19.

2. **19 Fairfield Avenue:** ZBA Appl. #7708 by Peter Wormser and Dan Kahn for property owned by 19 Fairfield Ave LLC, for variances for setback and coverage to raise an existing house with additions to bring it into FEMA compliance, located in the Residential A zone, PID#D03102000.

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

Granted in Part/Denied in Part: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

3. **45 Turkey Hill Road North:** ZBA Appl. #7709 by Dean Martin for property owned by Zhifeng Yang and Tan Wen for a variance for driveway grade steeper than allowed, located in a Residential AA zone, PID#G10009000.

Motion to approve by Ms. Masumian and seconded by Mr. Newman.

Granted: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

4. **35 Danbury Avenue:** ZBA Appl. #7714 by William Achilles for property owned by Theodore Berg and Hilde Oesterhusberg for a variance for coverage to demolish the existing residence and construct a new FEMA compliant two-story dwelling, located in the Residential A zone, PID#D03062000.

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

Granted: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

5. **129 Harbor Road:** ZBA Appl. 7712 by Mark LaClair for property owned by the applicant for a variances for setback and height to construct an enclosed entry, enclose a portion of the lower level below the BFE and for an addition that is in the setback and over 26 feet in height, located in a Residential A zone, PID#B02148000.

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

Granted: 5-0. {Ezzes, Wong, Deverin, Masumian, Newman}.

- **Old Business**

No Old Business

- **Other ZBA Business**

No Other ZBA Business