



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

ACTION MINUTES

ZONING BOARD OF APPEALS: Tuesday, January 7, 2020

Public Meeting Started: 7:00 P.M. **Ended:** 8:45 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Bernard Deverin – Secretary (*Left 7:15 P.M. prior to Public Hearing*)

Thomas Hood

Josh Newman

Amy Wistreich (*Sat for Deverin*)

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

I. ANNUAL MEETING

ROOM 201/201A

A) Election of Officers

i) Chair

Motion to elect James Ezzes, Chairman, by Elizabeth Wong and seconded by Tom Hood.

Vote: 4-0-1

Ayes: 4 {Wong, Deverin, Hood, Newman}

Nays: 0 { }

Abstentions: 1 {Ezzes}

ii) Vice-Chair

Motion to elect Elizabeth Wong, Vice Chairman, by Josh Newman and seconded by Bernard Deverin.

Vote: 4-0-1

Ayes: 4 {Ezzes, Deverin, Hood, Newman}

Nays: 0 { }

Abstentions: 1 {Wong}

iii) Secretary

Motion to elect Bernard Deverin, Secretary, by James Ezzes and seconded by Josh Newman.

Vote: 4-0-1

Ayes: 4 {Ezzes, Wong, Hood, Newman}

Nays: 0 { }

Abstentions: 1 {Deverin}

B) Zoning Board of Appeals Meeting Schedule

i) Public Hearings

Motion to approve ZBA 2/2020-1/2021 Hearing Calendar by James Ezzes and seconded by Elizabeth Wong.

Vote: 5-0-0

Ayes: 5 {Ezzes, Wong, Deverin, Hood, Newman}

Nays: 0 { }

Abstentions: 0 { }

C) Appointment of Alternates

i) One Democratic

Motion to elect Jackie Masumian, Democratic Alternate, by James Ezzes and seconded by Elizabeth Wong.

Vote: 5-0-0

Ayes: 5 {Ezzes, Wong, Deverin, Hood, Newman}

Nays: 0 { }

Abstentions: 0 { }

II. PUBLIC HEARING

1. 201 Main Street: ZBA Appl. #7762 by Mel Barr, Barr Associates, LLC for property owned by Belden Place, LLC for variances for non-conforming building expansion, building size, and floor area ratio to modify crawl space into a cellar to provide a corridor for utilities and setbacks to construct a 10 foot high sound attenuating fence, to be consistent with the Costal Area Management (CAM) act , located in RBD zone, PID#C10091000.

Motion to approve with conditions by Elizabeth Wong and seconded by Thomas Hood.

Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

2. 50 Compo Mill Cove: ZBA Appl. #7736 by Pete Romano, LANDTECH for property owned by Pasquale J. Malpeso, Jr. from an appeal of the decision of the Planning and Zoning Department to issue a Cease and Desist order on the above mentioned property, located in Residence A Zone, PID#E04091000.

Motion to uphold action of Zoning Official by James Ezzes and seconded by Elizabeth Wong.

Appeal Denied: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

3. 6 Ivanhoe Lane: ZBA Appl. #7753 by Christopher O'Dell for property owned by Steven and Allison O'Dell for a variance for driveway slope in excess of 6%, to legalize the existing driveway, located in Residence A Zone, PID#C07183000.

Motion to approve by Josh Newman and seconded by Elizabeth Wong.

Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

4. 33 Stony Brook Road: ZBA Appl. #7747 by Guy R. Shutt for property owned by Guy R. Shutt for a variance for setback to construct a two story addition, second floor addition, and authorization of existing shed, patio, generator, and A/C units, located in Residence AA zone, PID#B10018000.

Motion to approve with conditions by Tom Hood and seconded by Elizabeth Wong.

Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

5. 8 Murvon Court: ZBA Appl. #7759 by Bill Achilles Jr., Achilles Architects for property owned by Murvon Court, LLC for variance of the Zoning Regulations: §13-6 (Coverage) and §6-2.1.6 (Non-conforming Buildings and Structures, Expansion, Extension or Alteration), to construct a FEMA compliant single family residence, located in Residence A zone, PID#D03043000.

Motion to approve by James Ezzes and seconded by Elizabeth Wong.

Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

6. 126 Post Road East: 126 Post Road East: ZBA Appl. #7760 by Howard Martin for property owned by Bank of America for variance of the Zoning Regulations: §32-8.3.2 (Excavation and Filling of Land, Standards), §32-8.2.3(Maximum Fill or Excavation Quantity), §44-5.2 (Traffic and Pedestrian Access), to change the grading of the driveways within 5' of the property line, located in Business Center District, PID#C09147000.

Motion to approve by Amy Wistrich and seconded by Thomas Hood.

Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}

V. WORK SESSION

- **Old Business**
 - No Old Business
- **Other ZBA Business**
 - No Other ZBA Business

Public Meeting Ended: 8:45 P.M.