



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

August 21, 2020

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov) and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm the day of the hearing. Public comments may be also be received DURING the meeting if they: (i) are sent to [ZBAcomments@westportct.gov](mailto:ZBAcomments@westportct.gov), (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on September 1, 2020, to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "ZBA Pending Applications & Recent Approvals".*

## **Zoning Board of Appeals Public Hearing Agenda**

**Prior to Noon on September 1, 2020, please send any comments  
Regarding applications listed below to [ZBA@westportct.gov](mailto:ZBA@westportct.gov)**

**Zoning Board of Appeals: Tuesday, September 01, 2020**

**5:00 P.M.**

**Members to be Present:**

James Ezzes – Chairman  
Elizabeth Wong – Vice Chairman  
Amy Wistreich - Secretary  
Thomas Hood  
Josh Newman

**Staff:** Michelle Perillie, AICP & CFM, Planner

### **I. Public Hearing**

**1. 233 Hillspoint Road:** *(This application was opened on 7/14/2020 with testimony and continued to 9/1/2020)* ZBA Application #7773 by 233 LLC c/o Philip C. Pires for property owned by 233 LLC c/o Gilbert Cohen for an appeal of the decision of the Deputy Director of Planning and Zoning acting as a Zoning Enforcement Officer to issue a Cease and Desist and to revoke Zoning Permit #42345, located in Residence B zone, PID#E04107000.

2. **233 Hillspoint Road:** *(This application was opened on 7/14/2020 with testimony and continued to 9/1/2020)* ZBA Application #ZBA-20-00305 by 233 LLC c/o Philip C. Pires for property owned by 233 LLC c/o Gilbert Cohen for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming structure expansion, extension, or alteration), §6-3.1 (Setback for a non-conforming lot), §14-4 (Setback in Residence B zone), and §14-6 (Coverage in Residence B zone) and to modify the existing variance approval, ZBA #7629, to construct a single family residence, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence B zone, PID#E04107000.

## II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on September 1, 2020 is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department". Due to the closing of Town Hall to the public during the COVID-19 emergency, and pursuant to the Governor's Executive Order #7I, the Agenda for the Zoning Board of Appeals Public Hearing on September 1, 2020 cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 25<sup>th</sup> day of August 2020, James Ezzes, Chairman, Zoning Board of Appeals.