



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

ACTION MINUTES

The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology

ZONING BOARD OF APPEALS: Tuesday, December 8, 2020
Public Meeting Started: 5:00 P.M. **Ended:** 6:40 P.M.

Members to be Present:

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

Staff: Michelle Perillie, AICP & CFM, Planner

I. Public Hearing

1. **9 Turkey Hill Rd N:** Application # ZBA-20-00289 by Michael LaBella & Jenna Kurek for property owned by Michael D. LaBella & Jenna M. Kurek for variance of the Zoning Regulations: §13-6 (Building and Total Coverage), §13-4 (Setbacks for Legalization for Shed & Deck), §6-3.1 (Non-conforming setbacks for shed and deck), for a two-story addition and driveway expansion over building and total coverage, located in the Residence A district, PID# G09033000.

Action: Item opened, testimony not received and continued to 1/12/20 hearing.

2. **21 Duck Pond Road** Application #ZBA-20-00822 by Jennifer Strom Simonte for property owned by Jennifer Strom for variance of the Zoning Regulations: § 6-2.1.6 (New non-conforming coverage), §12-6 (Total coverage in Residence AA District), to install a 14ft. x 28ft. inground swimming pool with associated mechanicals, pool fence, and drainage, located in Residence AA district, PID# A03025000.

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

Granted: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}

3. **34 Otter Trail:** Application #ZBA-20-0000719 by Robert Baskin for property owned by Robert & Christine Baskin for variances of the Zoning Regulations: §6-3.1 and §13-4, (Setbacks for Non-Conforming Lot), for a new generator, and §13-4 (Total Coverage), for excess gravel driveway and for existing shed, located in Residence A district, PID #C07069000.

Action: Item opened, testimony received and continued to 1/12/20 hearing.

4. **16 Weston Road:** Application #ZBA- 20-00824 by Rob Pryor of LANDTECH for property owned by 16 Weston Road LLC for variance of the Zoning Regulations: §32-8.3.2 (Regrading within 5 feet of the property line), and §32-8.2.3 (Fill height ratio of 0.2 relative to distance to property line for re-grading the area between this property and 18 Weston Road to fill in a low area, located in the Residence AA district, PID# D13081000.

Motion to approve by Mr. Hood and seconded by Ms. Wistreich.

Granted: 5-0. {Ezzes, Wong, Wistreich , Hood, Newman}

5. **18 Weston Road:** Application #ZBA-20-00825 by Rob Pryor of LANDTECH for property owned by Jason Burkhardt and Alyssa Eno for variance of the Zoning Regulations: §32-8.3.2 (Regrading within 5 feet of the property line), and §32-8.2.3 (Fill height ratio of 0.2 relative to distance to property line for Regrade the area between this property and 18 Weston Road to fill in a low area, located in the Residence AA district, PID# D13080000.

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

Granted: 5-0. {Ezzes, Wong, Wistreich , Hood, Newman}

6. **8 Nappa Drive:** Application #ZBA-20-0000829 by Faith Sargent for property owned by Mark & Faith Sargent for variance of the Zoning Regulations: § 13-4 (Setbacks), to retain existing patio in the setbacks, located in Residence A district, PID# D07089000.

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

Granted: 5-0. {Ezzes, Wong, Wistreich , Hood, Newman}

II. Work Session

- **Old Business**
 - No Old Business
- **Other ZBA Business**
 - Approval of the 2021 ZBA Public Meeting Calendar.- approved with revision to change “Auditorium” to “Auditorium or Remote depending on pandemic”.

Respectively submitted by James Ezzes, Chariman, December 9, 2020