



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

January 5, 2021

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 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 by 12:00pm the day of the hearing. Public comments may also be received DURING the meeting if they: (i) are sent to 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 January 12, 2021, to 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, on the Planning and Zoning Department web page under "ZBA Pending Applications & Recent Approvals".

Zoning Board of Appeals Public Hearing
Notice & Agenda Revision #2

Zoning Board of Appeals: Tuesday, January 12, 2021

Zoom 4:30 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 Meeting

- Board to potentially vote to go into Executive Session

II. Executive Session

The executive session will be held by a separate electronic meeting that will not be open to the public.

- Discussion of candidates for Alternate

III. Public Hearing

Zoom 5:00 P.M.

1. **34 Otter Trail: (This application was withdrawn 12-18-20)** Application #ZBA-20-0000719 by Robert Baskin for property owned by Robert & Christine Baskin for variances of the Zoning Regulations: §6-3.1 and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.

2. **21 Sherwood Drive:** *(This application was opened on 12/22/20 and continued with testimony taken to 1/12/21 hearing, and further continued to 1/26/21 with no testimony taken)* Application #ZBA-20-00826 by Mel Barr, Barr Associates, for property owned by Twin Circle LLC for variance of the Zoning Regulations: §14-6 (Building Coverage in Res. B district) and §6-2.1.6 (New non-conforming coverage), to construct a new house and driveway with grading, located in Residence B district, PID#E05025000.

3. **142 Main Street:** *(This application was opened on 12/22/20 and continued with testimony taken to 1/12/21 hearing)* Application #ZBA-20-00877 by Mark S. Blair, Architect, for property owned by Teuscher Family LLC for variances of the Zoning Regulations: §29-4 (Setbacks), §29-8.1 (Building over 10,000 SF), §29-8.2 (Floor Area over 0.25) and §29-11 (Parking) and §34-5 (Parking and Loading), to construct a new open air, rear stair, replacement of the existing canvas canopy structure with a covered timber framed trellis structure and kitchen addition on the upper terrace, located in Business Center District/Village District Overlay, PID #C10141000.

4. **20 Jesup Road:** *(This application was opened on 12/22/20 and continued with testimony taken to 1/12/21 hearing, and further continued to 1/26/21 with no testimony taken)* Application #ZBA-20-00926 by William Achilles, Achilles Architects, for property owned by the Town of Westport for variance of the Zoning Regulations: §12-10 (Signs permitted in Res. AA zoning district), §33-6.1. (Sign over 24 SF for a Special Permit use in the Res. AA district), to install signage on the Westport Library annex building, located in Residence AA district, PID# C09130000.

5. **276 Post Road West:** Application #ZBA-20-00870 by Christopher Peters for property owned by GA Family 276 Westport LLC c/o Gerard Alexander Holding for variance of Zoning Regulations: §33-7.3 (Free-standing sign shall be set back at least 15 feet from any property line), and §33-7.4 (Signs in the CPD – the aggregate sign area of all signs on the premises shall not exceed fourteen (14) square feet), located in the Corporate Park District PID# B08042000.

IV. Work Session

- **Old Business**
 - No Old Business

- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on January 12, 2021 is available on-line at 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 #71, the Agenda for the Zoning Board of Appeals Public Hearing on January 12, 2021 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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 5th day of January 2021, James Ezzes, Chairman, Zoning Board of Appeals.