



**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, July 13, 2021  
**Public Meeting Started:** 6:00 P.M. **Ended:** 7:45 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, Deputy Planning and Zoning Director

### **I. Public Hearing**

1. **45 Compo Road South:** Application #ZBA-21-00216 by Cheryl Manley for property owned by Carol Manley for variance of the Zoning Regulations: §13-4 (setbacks for residence A district), §13-6 (coverage in Residence A district) and §32-8.3.2 (regrading within 5' of property line) for a renovation of a cellar into an accessory apartment, creation of a new sunken patio to provide emergency egress and replacement of existing steps from the first floor to provide a 3' deep top landing as required by the building code, located in Residence A district, PID #D09050000.

**Action: Opened without testimony and further continued to 07/27/21 meeting.**

2. **2 Northside Lane:** Application #ZBA-21-00300 by Harrison Gill for property owned by Geoffrey & Eileen K. Baldwin for variance of the Zoning Regulations: §6-2.1.7 (alteration of a non-conforming building), and §11-4 (setbacks for residence AAA district) to construct a second-floor addition over the existing footprint located in Residence AAA district, PID# E14015000.

**Action: Josh Newman made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were wetlands, topography, pre-existing location of the house, and non-conforming lot.**

3. **296 Greens Farms Road:** Application #ZBA-21-00329 by Jeffrey Ulness & Barbara Bove for property owned by Jeffrey Ulness & Barbara Bove for variance of the Zoning Regulations: §5-2 (regularity factor definition), and §11-3 (residence AAA lot area & shape) to combine three existing, contiguous parcels into a single lot of 0.454 acres. The three parcels are: A-1, 296 Greens Farms Road, PID#H06016000; A-2, a 1,479 SF portion of

former Polly Morehouse Lane; and A-3, a 7,156 SF triangular lot acquired from State of CT in 2018 shown on certain deed Vol 3896, Page 210, located in Residence AAA district.

**Action: Josh Newman made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were lot shape, regularity factor, and decreasing non-conformity.**

4. **9 Sterling Drive:** Application #ZBA-21-00375 by William Achilles, Achilles Architects for property owned by Ilka Gregory for variance of the Zoning Regulation: §6-2.1.3 (expansion of non-conforming building coverage), §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §12-4 (setbacks for residence AA district), and §12-6 (coverage for residence AA district) to construct a 1 story rear addition with a car port below and driveway modifications, 2nd floor addition with an attic above and deck and, located in Residence AA district, PID# E05009000.

**Action: James Ezzes made motion to grant. Thomas Hood seconded the motion (5-0). Hardships stated were topography, pre-existing lot, and reducing coverage.**

5. **38 Fairfield Ave:** Application #ZBA-21-00398 by William Achilles, Achilles Architects for property owned by Lois K. Backon, Trust for variance of the Zoning Regulation: §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §13-4 (setbacks for residence A Zone), and §13-6 (coverage for residence A Zone), to construct a 392sf. inground swimming pool with patio, deck, and stair modifications, located in Residence A district, PID# D04095000.

**Action: Josh Newman made motion to grant in part/deny in part. Amy Wistreich seconded the motion (5-0). Hardships stated were non-conforming lot and pre-existing location of the house.**

6. **10 Appletree Trail:** Application #ZBA-21-00407 by Nicholas Vitti, Esq, Murtha Cullina LLP for property owned by Judith Udell for variance of the Zoning Regulation: §6-3.1 (setback for non-conforming lots), and §13-4 (setbacks for residence A Zone) to install a generator on the north side of the property, located in Residence A district, PID# D03050000.

**Action: James Ezzes made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were public safety and non-conforming lot.**

## II. Work Session

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