



**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, August 10, 2021  
**Public Meeting Started:** 6:00 P.M. **Ended:** 7:55 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. Work Session at 5:45pm**

- a. Discussion and potential vote on a Republican ZBA Alternate

### **II. Public Hearing at 6:00pm**

**1. 70 Compo Mill Cove (Opened with testimony on 7/27/21 and continued to 8/10/21):** Application #ZBA-21-00298 by Enrico Costantini, Esq. for property owned by Cove Dog, LLC for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming new construction), §13-4 (setbacks for Residence A Zone) and §13-6 (coverage for Residence A Zone) to construct a new single-family residence over building coverage and in rear setback, and to find consistency with Coastal Area Management regulations, located in Residence A district, PID# E04082000.

**Action:** Amy Wistreich made a motion to grant building coverage variance (setback variance no longer needed) and Thomas Hood seconded the motion (5-0). Hardships stated were non-conforming lot area, and erosion/avulsion.

**2. 11 Little Fox Lane:** Application #ZBA-21-00301 by Parker Hayden for property owned by Parker Hayden and Rabia Hayden for variance of the Zoning Regulations: §11-4 (for setbacks for tennis court and fence) to install a standard size concrete tennis court with decorative fencing within the front and side setback, located in Residence AAA district, PID# C15003000.

**Action:** Application was opened with testimony and continued to 9/14/21.

**3. 12 Fairfield Avenue:** Application #ZBA-21-00409 by Seth & Yana Coren for property owned by Seth & Yana Coren for variance of the Zoning Regulation: §6-2.1.3 (expansion on non-conforming building coverage), and §13-6 (building and total coverage for residence A Zone) to construct a deck and to retain a portion of existing driveway over allowable building and total coverage, located in Residence A district, PID# B03090000.

**Action: Josh Newman made motion to grant. Amy Wistreich seconded the motion. The motion failed 3 (Wistreich, Hood, Newman) – 2 (Ezzes, Wong). Thomas Hood made a new motion to grant in part and deny in part. Elizabeth Wong seconded the motion (5-0). Hardship stated was non-conforming lot.**

**4. 6 Bradley Street:** Application #ZBA-21-00411 by Andy Soumelidis, LANDTECH, for property owned by Goldan Homes, LLC, for variance of the Zoning Regulation: §6-2.1.6 (new construction), and §13-6 (building and total coverage for residence A Zone) to demolish existing residence and construct a new FEMA floodplain compliant single family residence, driveway, patio and walkway over allowable building and total coverage, located in Residence A district, PID# D03070000.

**Action: James Ezzes made motion to grant with conditions. Amy Wistreich seconded the motion (5-0). Hardships stated were reduction in non-conformity, and corner lot.**

**5. 1 Sleepy Hollow Road:** Application #ZBA-21-00438 by Amanda Fahimi for property owned by Amanda Fahimi for variance of the Zoning Regulation: §11-6 (total coverage for residence AAA Zone) to retain existing driveway which was proposed to be removed as condition of zoning permit and over allowable total coverage, located in Residence AAA district, PID# H07032000.

**Action: Josh Newman made motion to grant. Amy Wistreich seconded the motion (5-0). Hardships stated were public safety, right of way on lot, wetlands, and topography.**

**6. 556 Post Road East:** Application #ZBA-21-00479 by Pete Romano, LandTech, for property owned by 556 Post Rd E Associates for variance of the Zoning Regulation: §24-10 (general business district signs), §33-8.4.4 (free-standing sign height above main roof line in general business district), §33-8.4.5 (free-standing sign 32sf surface area maximum in general business district), §33-8.4.7 (free-standing sign with 15ft of property line in general business district), and §33-8.4.3 (free-standing sign support structure width in general business district) for proposed free-standing "VOLVO" sign on northern portion of property along Post Road East, located in Residence A and General Business district GBD district, PID# E09050000.

**Action: Elizabeth Wong made motion to grant with conditions. Thomas Hood seconded the motion (5-0). Hardship stated was public safety.**

7. **203B Compo Road South:** Application #ZBA-21-00501 by Richard Solimine, Solimine Contracting, for property owned by NEWTOWN HOMES LLC for variance of the Zoning Regulations: §12-4 (setbacks for residence AA district), and §6-2.1.7 (alteration of non-conforming building in the setbacks) to construct a second-floor dormer within the front and side setbacks located in Residence AA district, PID# C05097000.

**Action: Amy Wistreich made motion to grant with conditions. Josh Newman seconded the motion (5-0). Hardships stated were lot chape, no change of footprint, house pre-dates zoning regulations, and mom-conforming lot.**

### **III. Work Session**

- **Old Business**
  - No Old Business
- **Other ZBA Business**
  - James Ezzes made a motion to accept Michelle Hopson. Elizabeth Wong seconded the motion (5-0).

**Respectively submitted by James Ezzes, Chairman, August 11, 2021**