



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
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## **ACTION MINUTES**

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

**ZONING BOARD OF APPEALS:** Tuesday, September 14, 2021  
**Public Meeting Started:** 6:00 P.M. **Ended:** 7:35 P.M.

**Members to be Present:**

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

**Staff:** Michelle Perillie, AICP & CFM, Deputy Planning and Zoning Director

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

1. **153 Easton Road:** Application #ZBA-21-00583 by William Achilles, Achilles Architects, for property owned by Rachel Steel Cohn for variance of the Zoning Regulation: §11-4 (Side setback in Residence AAA district) to construct a pool, pergola, patio, grill, and shower within the side setback, located in Residence AAA district, PID# E18040000.

**Action: James Ezzes made motion to grant. Amy Wistreich seconded the motion (5-0). Hardships stated were wetlands, steep slopes, and lot shape.**

2. **26 Island Way:** Application #ZBA-21-00408 by Don Fairbanks for property owned by Brian Lantier & Tania Elliott for variance of the Zoning Regulation: §6-2.1.2 (Transfer of non-conforming building coverage), §6-2.1.6 (Non-conforming new construction) and §13-6 (Building and Total Coverage for Residence A Zone) to convert lower level to unfinished storage and parking to be floodplain compliant, construct additions and renovations, in-ground pool and relocation of driveway from Island Way to Cross Way over building and total coverage, located in Residence A district, PID# B01059000.

**Action: Josh Newman made a motion to grant in part and deny in part (inground pool). Elizabeth Wong seconded the motion (5-0). Hardships stated were non-conforming lot and corner lot.**

3. **62 Compo Mill Cove** Application #ZBA-21-00558 by Enrico Costantini, Esq., for property owned by Cove Dog, LLC, for variance of the Zoning Regulation: §13-6 (building and total coverage for residence A Zone) to construct 312sf deck over building coverage in flood zone VE 14, located in Residence A district, PID# E04085000.

**Action: James Ezzes made motion to deny. Amy Wistreich seconded the motion (5-0). No hardship was proven.**

4. **41 Little Fox Lane:** Application #ZBA-21-00562 by Bryan Nesteriak, B&B Engineering, for property owned by Caroline and Chad Kopp for variance of the Zoning Regulation: §32-8.3.2 (Creation of steep slopes), and §11-4 (Side setback for small portion of patio) to authorize creation of slopes greater than 25% and to authorize portion of patio in the side setback, located in Residence AAA district, PID# C14012000.

**Action: James Ezzes made a new motion to grant in part and deny in part (patio in setback). Thomas Hood seconded the motion (5-0). Hardship stated was topography.**

## II. Work Session

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

Respectively submitted by James Ezzes, Chairman, September 15, 2021