



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1081

ACTION MINUTES

ZONING BOARD OF APPEALS
Tuesday – March 25, 2014
7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman
Elizabeth Wong – Vice Chairman
Sheri Gordon
Bill Harris
Bernard Deverin

Staff: Larry Bradley, Director of Planning and Zoning

I PUBLIC HEARING

1. **163 Compo Road South:** *(The following application was opened and continued from 3/11/14. Testimony was taken)* ZBA Appl. #7250 by Barr Associates, LLC for property owned by Revocable Trust of Claudia Covo for a variance for lot area and shape to facilitate a lot split of a 1.5 acre parcel into a .5 acre lot and a 1 acre lot in a Res A zone, PID #C07198000.

Motion to approve by Jim Ezzes and seconded by Bernard Deverin

Denied: 3 – 2 {Ezzes, Deverin, Gordon} in favor
{Wong, Harris} opposed

Application failed to receive four (4) votes in favor.

Application is denied

2. **12 Cunningham Place:** *(The following application was opened and continued from 1/28/14. No testimony has been taken)* ZBA Appl. #7238 by Marco and Kate Parente for property owned by Marco and Kate Parente for an addition in setbacks and to legalize patio in setbacks in a Res A zone, PID #C11152000.

Motion to approve with condition by Jim Ezzes and seconded by Bernard Deverin

Granted: 4 – 1 {Ezzes, Harris, Gordon, Deverin} in favor
{Wong} opposed

3. **70-88 North Avenue:** ZBA Appl. #7258 by Town of Westport c/o Rick Redniss (Redniss & Mead, Inc.) for property owned by the Town of Westport for a variance for total coverage to add stands/bleachers at Field Hockey area in a Res AAA zone, PID #F12072000.

Motion to approve with condition by Sheri Gordon and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

4. **11 Caccamo Trail:** ZBA Appl. #7259 by Eric D. Bernheim for property owned by Salvatore and Melissa F. Augeri for a variance for minimum Right of Way width to divide a parcel into two lots in a Res A zone, PID #C11130000.

Action: Hearing was opened and continued to 5/13/14. Testimony was taken

5. **21 Owenoke Park:** ZBA Appl. #7260 by William Achilles, Achilles Architects for property owned by John and Jayne Fatse for a variance for height (feet) and building and total coverage, for renovations, an addition and relocation of an existing non conforming dwelling in a Res A zone, PID #C03001000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

6. **19 Surf Road:** ZBA Appl. #7261 by Barr Associates LLC for property owned by Carol and Arthur Spinner Trustees for a variance for building and total coverage for alterations and additions to existing single family dwelling in a Res A zone, PID #B01020000.

Motion to approve by Bill Harris and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

7. **223 Hillspoint Road: Modification to correct coverage to ZBA Appl. #7089:** Discussion and potential approval of Stipulated Settlement in case entitled Dwyer v. Zoning Board of Appeals of the Town of Westport, Docket Number FBT-CV-13-6033830-S (the “Appeal”) to restore and rebuild and to meet FEMA requirements for a non conforming cottage over coverage in a Res B zone, PID #E04103000.

Motion to approve by Bill Harris and seconded by Jim Ezzes

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

Work Session: (Note: the public may observe the work session but may not participate)

- **Review and action on the cases heard above**
- **Other ZBA business**
 - a) **104 Hillspoint Road, ZBA #3386**, request for modification – **modification granted**
 - b) **7 Old Mill Road, ZBA #7149**, request for modification – **modification granted**
 - c) **1510 Post Road East, ZBA #7220**, request for modification – **modification granted**
 - d) **919 Post Road East, ZBA #6985**, request for modification – **continued to 4/8/14 for**

owner and neighbor to reach an agreement regarding the planting of trees