



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 – May 12, 2015

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. **91 Clapboard Hill Road:** ZBA Appl. #7367 by Peter Romano/LANDTECH, for property owned by Samuel and Nancy Gault for a variance for setbacks for an accessory structure in setbacks, over allowable square footage, more than one story, accessory structure with more than two (2) water use fixtures, **(was granted)** accessory structure as a dwelling unit, accessory structure with kitchen and accessory structure for human habitation and height in feet **(was denied)**, for property located in a Residence AAA zone, PID #H08014000.

Motion to approve in part/deny in part with condition by Jim Ezzes and seconded by Bernard Deverin

Granted in part/Denied in part with condition: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

2. **2 Clinton Avenue:** Appl. #7368 by Thomas Melzen, Connecticut Department of Transportation for property owned by Ruth Kathleen Rowland for a variance for lot area and shape and for non conforming lots, in conjunction with State Project 158-201, the State is proposing to acquire 460 +/- square feet of the subject property for Intersection Improvements at Intersection of Route 57 and Route 136, for property located in a Residence A zone, PID #D12038000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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

3. **159 Compo Road North:** ZBA Appl. #7369 by Thomas Melzen, Connecticut Department of Transportation for property owned by Josephine L. Deignan for a variance for lot area and shape and for non conforming lots in conjunction with State Project 158-201, the State is proposing to acquire 3,113 +/- square feet of the subject property for

Intersection Improvements at Intersection of Route 57 and Route 136, for property located in a Residence A zone, PID #D12051000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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

4. **1 Wild Rose Road:** ZBA Appl. #7377 by Juan P. Paredes, PE/LANDTECH for property owned by Rene Rensch and Kapellen Nadja for a variance for driveway grading and total coverage for the driveway for property located in a Residence A zone, PID #C11147000.

Motion to approve by Liz Wong and seconded by Sheri Gordon

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

5. **205 Wilton Road:** ZBA Appl. #7378 by Tanner White for property owned by Betsy and Jeff Clachko for a variance for setbacks for an addition in the setbacks for property located in a Residence AA zone, PID #C11029000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

WORK SESSION: *(Note: the public may observe the work session but may not participate)*

- **Old Business**

- a) **7 Bradley Street:** ZBA Appl. #7366 by Barr Associates LLC, for property owned by Jeffery and Laura Graybill for a variance for setbacks and coverage for a new single family dwelling over allowable building coverage and in the setbacks, for property located in a Residence A zone, PID #D03110000.

Action: No action taken

- **Other ZBA business**

- a) **37 Franklin Street, ZBA #7297, request for modification – Modification granted**
- b) **8 Bradley Street, ZBA #7276, request for modification – Modification granted**