



**Zoning Board of Appeals**  
 Town Hall, 110 Myrtle Avenue  
 Westport, CT 06880  
 Tel: 203-341-1030 Fax: 203-454-6145  
 www.westportct.gov

February 21, 2024

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Zoning Board of Appeals Department web page under "[ZBA Pending Applications & Recent Approvals](#)".*

**Instructions to Attend ZOOM Meeting**

Phone: +1 646 876 9923 US (New York)

Meeting ID: 834 0187 2559

Passcode: 656723

ZOOM Link: <https://us02web.zoom.us/j/83401872559?pwd=SnF2bzRBQlhKdWdUOXh6ck1YeXBRdz09>

**Zoning Board of Appeals**  
**Meeting Agenda Revision #1**

**Zoning Board of Appeals: Tuesday, February 27, 2024**

**Zoom 6:00 P.M.**

**I. Work Session**

- Interview potential Alternate member

**II. Public Hearing**

- 52 Marion Road:** Application #ZBA-23-00729 by Andy Soumelidis, LANDTECH, for property owned by Douglas and Samantha Debono, for variance of the Zoning Regulations: §12-4 (Setbacks), to construct a two story addition partially within the Setback, located in Residence AA District, PID# B08051000. *(Must open by 3/14/24)*
- 43 Bermuda Road:** Application #ZBA-23-00697 by Philip H. Cerrone, for property owned by Brian and Renata Senatore, for variance of the Zoning Regulations: §6-2.1.6 (New Construction), and §6-3.1 (Non-Conforming Lot Setbacks), §13-4 (Setbacks), §13-6 (Building and Total Coverage), to construct a new FEMA compliant single-family residence, over Building and Total coverage with front entry partially in the front Setback, located in Residence A District, PID# B02047000. *(Must open by 4/20/24 w/ 65 day extension)*

3. **346 Compo Road South:** Application #ZBA-23-00704 by Eric D. Bernheim, Esq., FLB Law, PLLC, for property owned by Susan P. Cooper, for variance of the Zoning Regulation: §13-6 (Building and Total Coverage), to lift an existing house to be FEMA compliant, demolish and rebuild existing garage, replace existing front porch, add a balcony over rear patio, and legalize driveway expansion over Total coverage, located in Residence A District, PID# D03073000. *(Must open by 2/28/24 w/13 day extension)*
4. **150 Easton Road:** Application #ZBA-23-00733 by Linda Gilleran, for property owned by Linda Gilleran, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), and §11-4 (Setbacks), to authorize existing shed within front Setback, located in Residence AAA District, PID# E18043000. *(Must open by 3/14/24)*
5. **171 Roseville Road:** Application #ZBA-24-00013 by Justin Giorlando, PE, Force Engineering, for property owned by Jonathon and Emily Clare Cafasso, for variance of the Zoning Regulations: §32-8.3.2 (grading greater than 20% and within 5' of lot line), to conduct grading within 5' of the lot line and grades greater than 20% in order to replace failing septic system, located in Residence AA District, PID# E12013000. *(Must open by 3/14/24)*

### III. Work Session

- **New Business**
- **Old Business**
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on February 27, 2024, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 21<sup>st</sup> day of February 2024, James Ezzes, Chairman, Zoning Board of Appeals.