



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 – October 13, 2015

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Sheri Gordon

Bill Harris

Bernard Deverin

Winston Allen sat for Sheri Gordon for 79 Newtown Turnpike only

Staff: Larry Bradley, Director of Planning and Zoning

7:00 – Room 203

Executive Session with Town Attorney Ira bloom to discuss 0 Church Lane, aka 59 Post Road East, ZBA #7316 - Discussed

I PUBLIC HEARING

1. **605 Post Road East:** *(The following application was withdrawn)* ZBA Appl. #7410 by Frederick William Hoag Architect for property owned by Equity One Westport Village Center, LLC for a variance for coverage for installation of five (5) dormers and for legalization of coverage for property located in a RBD/A zone, PID #E09068000.

Action: Withdrawn by applicant

2. **0 Hillspoint/223 Hillspoint Road:** *(The following application is continued from 9/29/15. No testimony was taken)* ZBA Appl. #7417 by James Millward/Michael Greenberg and Associates, c/o John F. Fallon, Esq. for property owned by Hillspoint Cove, LLC for a variance for building coverage for a new single family dwelling over allowable building coverage for properties to be merged, located in a Residence B zone, PID #E04104000 and #E04103000.

Action: Hearing was opened and continued to 10/27/15. Testimony was taken

3. **79 Newtown Turnpike:** *(The following application was withdrawn and resubmitted with a new legal notice)* Appl. #7376 by Mel Barr, Barr Associates, LLC for property owned by Chabad Lubavitch of Westport for a variance for coverage, front landscape setback area, setbacks from wetlands, grading within five (5) feet of the property line and a variance of Driveway Ordinance Standards for an expansion of existing place of

worship and classroom and for site work, for property located in a Residence AA zone, PID #A14006000.

Motion to approve by Jim Ezzes and seconded by Winston Allen

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

4. **9 Island Way:** ZBA Appl. #7420 by Elizabeth Russ for property owned by Elizabeth Russ for a variance building and total coverage for a deck addition and for legalization of driveway coverage for property located in a Residence A zone, PID #B02163000.

Motion to approve by Jim Ezzes and seconded by Bernard Deverin

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

5. **16 Gorham Avenue:** ZBA Appl. #7425 by Vesna J. Herman for property owned by Brent Bruun for a variance for setbacks and coverage for an addition and new detached garage in setbacks and over allowable building and total coverage for property located in a Residence A zone, PID #D11024000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

6. **80 Compo Mill Cove:** ZBA Appl. #7412 by Barr Associates, LLC for property owned by Patrick Lebedis and Jennifer Prosek for setbacks and coverage for legalization of A/C units, stairs, patio and deck in setbacks and over coverage for property located in a Residence A zone, PID #E04078000.

Motion to approve by Liz Wong 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)*

- **Old Business**
- **Other ZBA business**
- a) **21 Owenoke Park, ZBA #7260, request for modification – Modification Granted**
- b) **500 Post Road East, ZBA #7364, request for modification – Modification Granted**