



**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 8, 2016**

**7:30 p.m. – Auditorium**

#### **Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

Robert Simmelkjaer

Jackie Masumian sitting for Bill Harris

Staff: Mary Young, Deputy Director, Planning and Zoning

Susan Reynolds, Zoning Official

1. **1 Park Street ZBA Appl. #7465** by the Town of Westport, for property owned by the Town of Westport, for variances to redesign and reconstruct Parking Lot #1 at the Saugatuck Railroad Station to allow grading within five (5) feet of a property line; to allow fill height to exceed a ratio of 0.20 relative to the distance from the property line; for relief to parking lot landscaping standards; for property located in a General Business District (GBD) zone, PID # B05103000.

**Motion to approve by Liz Wong and seconded by Jackie Masumian**

**Granted: 5 – 0 {Ezzes, Wong, Deverin, Simmelkjaer, Masumian}**

2. **12 Marsh Court:** ZBA Appl. #7463 by Peter Romano, LANDTECH, for property owned by Jeffrey Warshaw, for a variance for setbacks, coverage and setback for tidal wetlands and height for feet, for the construction of a two-story addition for property located in Residence A Zone, PID# B01034000.

**Action: Hearing opened and continued to 3/22/16. No testimony was taken**

3. **11 Old Mill Road:** ZBA Appl. # 7460 by Richard Redniss, Redniss & Mead, Inc. for property owned by Joseph Feinleib for a variances for the cottage including, setbacks, coverage, height for feet and setbacks to water bodies, and variances for the Principal Building including setbacks, coverage, height for stories and for off street parking, and for grading within five (5) feet of the property line, and coverage for the construction of a new in ground swimming pool. Two existing homes will be demolished and reconstructed on property located in Residence B Zone, PID #E040580000.

**Action: Hearing opened and continued to 4/12/16. Testimony was taken**

4. **259 Wilton Road:** ZBA Appl. #7462 by W. Glenn Major, for property owned by Reynaldo Pena for a variance for setbacks for the construction of a new garage, for property located in Residence AA Zone, PID#B12070000.

**Motion to approve by Jim Ezzes and seconded by Bernard Deverin**

**Granted: 5 – 0 {Ezzes, Wong, Deverin, Simmelkjaer, Masumian}**

5. **285 Riverside Ave:** ZBA Appl. #7464 by Marty Rogers for property owned by 285-355 Riverside LLC, for a variance for one wall sign larger than 6 sq ft., above lowest sill of second floor windows, and over 20 ft. in height, for 4th floor office tenant, for property located in General Business District (GBD) Zone, PID #C07001000.

**Motion to approve by Jim Ezzes and seconded by Bernard Deverin**

**Denied: 3 – 2 {Ezzes, Deverin, Masumian}  
{Wong, Simmelkjaer}**

**The motion did not carry. The application was denied**

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

- **Old Business**
- **Other ZBA business**