



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 22, 2016

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

Bill Harris

Robert Simmelkjaer

Staff: Mary Young, Deputy Director, Planning and Zoning
Susan Reynolds, Zoning Official

1. **6 Plover Lane:** ZBA Appl. #7450 by Dennis Puebla for property owned by him for variances to side and front setbacks, building and total coverage, and height regulations in order to raise the house to meet FEMA regulations, to construct a new second floor and new 1/2 story addition, and to legalize modifications to driveway, front and rear decks, for property located in a Residence A zone, PID # B02127000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

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.

Motion to approve by Robert Simmelkjaer and seconded by Bernard Deverin

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

3. **79 Riverside Avenue:** ZBA Appl. #7456 by Melvin Barr, Barr Associates, LLC for property owned by Peter B. Kinsey for the construction of a new FEMA compliant single-family dwelling and driveway for variance of coverage to be consistent with the Coastal Area Management Act, for property located in Residence A Zone, PID #C09123000.

Motion to deny by Jim Ezzes and seconded by Liz Wong

Denied: 5 – 0 {Ezzes, Wong, Deverin, Harris, Simmelkjaer}

4. **11 Hillandale Road:** ZBA Appl. #7466 by Franco Iannone, R.I. Pools, Inc. for property owned by Michael and Cheryl Elliot, for the construction of an in-ground swimming pool, fire pit and built-in cooking structure for a variance of coverage for property located in Residence A Zone, PID #E08063000.

Motion to approve by Jim Ezzes and seconded by Rob Simmelkjaer

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

5. **8 Brightfield Lane:** ZBA Appl. #7468 by Stewart Reifler for property owned by Stewart Reifler for the conveyance of a portion of 8 Brightfield Lane to Nancy Aldrich, owner of 45 Center Street, PID #F08123000, for a variance for the reduction of lot area of 8 Brightfield Lane, resulting in the creation of a non-conforming lot for property located in a Residence AAA zone, PID #F07050000.

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

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

- **Old Business**
 - **Other ZBA business**
- a) **1 Conte Place, ZBA #7240, request for modification – a new application is required**
 - b) **9 Norwalk Avenue, ZBA #7405, request for modification – no action**