

# TOWN OF WESTBROOK ZONING COMMISSION

7:00 PM

Multi Media Room  
Mulvey Municipal Building  
866 Boston Post Road  
Westbrook, CT

Meeting will also be accessible through Zoom

## Zoom contact details:

<https://us02web.zoom.us/j/85880933265?pwd=RIBWeVhVb1I4WnBmTjRrb3pTVTk2OT09>

One tap mobile: +13126266799,,85880933265#,,,,\*130928# US (Chicago)

Dial by your location +1 646 558 8656 US

Meeting ID: **858 8093 3265** Passcode: **130928**

## COMMISSION:

Harry Ruppenicker, Jr.	- Chairman	Vincent Gentile	- Member
Dwayne Xenelis	- Vice Chair	George Pytlik	- Alternate
Linda Nolf	- Secretary	Christopher Bazinet	- Alternate
Mike Engels	- Member	Jackie Lyman	- Alternate

## AGENDA

MONDAY JUNE 28, 2021 – 7:00 P.M.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

#### A. RECEIPT OF APPLICATIONS:

**1. ZC2021-0010. 4 Grove Beach Road North. Map 187, Lot 142. Amendment to Special Permit. Change of use, from medical offices to brewpub pursuant to Section 3.B.3.f of the Zoning Regulations. Neighborhood Commercial District (NCD) Zoning District.** Applicant: Richard Lemieux. Owner: KJK Holdings, LLC. Map: 187, Lot 142. Use of approximately 2,500 square feet of space to manufacture and distribute beer, cider and seltzers. 80 indoor seats. 24 outdoor seats.

**2. ZC2021-0011. 866 Boston Post Road. Petition to Amend the Zoning Regulations. Text Amendment.** Applicant: Westbrook Zoning Commission. Owner: Town of Westbrook. Amendment to Table 2.C.2 of the Zoning Regulations to alter setbacks in HDR2 Zone, allowing 20' setback from center of road for decks, stairs & landings, handicapped ramps and HVAC systems, while requiring dwellings and outbuildings to maintain a 30' setback from center of road.

## **B. PUBLIC HEARINGS:**

**1. ZC2021-0009. 7 parcels, including: Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), 1572 Boston Post Road (Map 181 / Lot 006), and Boston Post Road (Map 181 / Lot 188). Application for affordable multifamily community, "Dattilo Village," pursuant to Conn. Gen. Stat. § 8-30g.** Existing Zones: Neighborhood Commercial District (NCD) and Medium Density Residential (MDR). Owners and Applicants: Dattilo Family Holdings, LLC and Michael Dattilo. Four-part application to: create a new zone, § 5.D, "Dattilo Village Zone" ("DVZ"); rezone all of Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), and a portion of 1572 Boston Post Road (Map 181 / Lot 006), to DVZ; Site Plan approval for 38 one-bedroom apartments in four buildings, of which 30% (12 apartments) will be formally rent-restricted consistent with the requirements of Conn. Gen. Stat. § 8-30g; and Coastal Area Management Site Plan approval. The Applicants also are seeking a lot line revision consistent with this application, but the lot line revision is not subject to Commission review.

## **C. REGULAR MEETING**

### **NEW BUSINESS:**

- 1. ZC2021-0010. 4 Grove Beach Road North. Map 187, Lot 142. Amendment to Special Permit. Change of use, from medical offices to brewpub pursuant to Section 3.B.3.f of the Zoning Regulations. Neighborhood Commercial District (NCD) Zoning District.** Applicant: Richard Lemieux. Owner: KJK Holdings, LLC. Map: 187, Lot 142. Use of approximately 2,500 square feet of space to manufacture and distribute beer, cider and seltzers. 80 indoor seats. 24 outdoor seats. Setting of public hearing.
- 2. ZC2021-0011. 866 Boston Post Road. Petition to Amend the Zoning Regulations. Text Amendment.** Applicant: Westbrook Zoning Commission. Owner: Town of Westbrook. Amendment to Table 2.C.2 of the Zoning Regulations to alter setbacks in HDR2 Zone, allowing 20' setback from center of road for decks, stairs & landings, handicapped ramps and HVAC systems, while requiring dwellings and outbuildings to maintain a 30' setback from center of road. Setting of public hearing.

## **OLD BUSINESS:**

1. **ZC2021-0009. 7 parcels, including: Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), 1572 Boston Post Road (Map 181 / Lot 006), and Boston Post Road (Map 181 / Lot 188). Application for affordable multifamily community, "Dattilo Village," pursuant to Conn. Gen. Stat. § 8-30g.** Existing Zones: Neighborhood Commercial District (NCD) and Medium Density Residential (MDR). Owners and Applicants: Dattilo Family Holdings, LLC and Michael Dattilo. Four-part application to: create a new zone, § 5.D, "Dattilo Village Zone" ("DVZ"); rezone all of Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), and a portion of 1572 Boston Post Road (Map 181 / Lot 006), to DVZ; Site Plan approval for 38 one-bedroom apartments in four buildings, of which 30% (12 apartments) will be formally rent-restricted consistent with the requirements of Conn. Gen. Stat. § 8-30g; and Coastal Area Management Site Plan approval. The Applicants also are seeking a lot line revision consistent with this application, but the lot line revision is not subject to Commission review. As the Planning Commission will not have given its referral, the public hearing will be left open until the July 26, 2021 meeting.

## **COMMISSION BUSINESS**

1. ZEO Report.
2. Referral from Board of Selectman. Small Cities Grant for Worthington Manor.
3. Action on bills:
  - Shore Publishing- \$144.00
  - Halloran Sage- \$375.57
  - Recording Secretary- \$83.49

**APPROVAL OF MINUTES** Regular Meeting Minutes of May 24, 2021.

## **ADJOURNMENT**

Attested to: Eric Knapp, PZD Coordinator