

TOWN OF WESTBROOK
ZONING COMMISSION
Multi PURPOSE Room, Mulvey Municipal Center
866 Boston Post Road
Westbrook, CT 06498

This will be a Zoom Meeting **ONLY**. There will be no in person meeting taking place.
Join the meeting at:

<https://us02web.zoom.us/j/84980042928?pwd=QVppT3AxeGxPTIRNUHRHZDBNTVlydz09>

or

One tap mobile: +13017158592,,84980042928#,,,,,0#,,489428# US (Germantown)
+13126266799,,84980042928#,,,,,0#,,489428# US (Chicago)

or

Dial by your location: +1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

Meeting ID: 849 8004 2928
Password: 489428

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

TUESDAY SEPTEMBER 22, 2020 – 7:00 P.M.

CALL TO ORDER

ESTABLISHMENT OF QUORUM

A. RECEIPT OF APPLICATIONS:

- 1. ZC2020-0007. Petition for Change of Zone – Floating Zone. Existing Zones: MDR and NCD. Proposed Zone: PRDD. 6 parcels: Kirtland Street, 26 Kirtland Street, 32 Kirtland Street, 1572 Boston Post Road and 1594a Boston Post Road; Assessor’s Map/Lot #s: 177/122. 181/001, 181/002, 181/003, 181/006, 182/003. Owner/Applicant: Dattilo Family Holdings, LLC. Proposal to rezone 9.49 acres +/- to Planned Residential Development District to allow construction of 28 condominium units (Special Permit for condominium is separate application, ZC2020-0009, below.)**

2. **ZC2020-0008. Petition to Modify Existing Special Permit Use. 142 Seaside Avenue. Parcel ID#: 183/070. Extension of time for use of pavilion.** Zone: MDR; Applicant: Donald Harger; Owner: Westbrook Elks Lodge #1784. Existing time limitations: Memorial Day to Labor Day. Proposed Limitations: May 1 through October 31 annually.
3. **ZC2020-0009. Special Permit to create 28 Multi-Family Residential Units. 6 parcels: Kirtland Street, 26 Kirtland Street, 32 Kirtland Street, 1572 Boston Post Road and 1594a Boston Post Road; Assessor's Map/Lot #s: 177/122, 181/001, 181/002, 181/003, 181/006, 182/003. CAM Required.** Existing Zones: MDR/NCD; Proposed Zone: PRDD (see application 0007, above). Owner/Applicant: Dattilo Family Holdings, LLC. Proposal to construction of 28 condominium units and associated improvements.

B. PUBLIC HEARINGS: None.

C. REGULAR MEETING

NEW BUSINESS:

1. **ZC2020-0007. Petition for Change of Zone – Floating Zone. Existing Zones: MDR and NCD. Proposed Zone: PRDD. 6 parcels: Kirtland Street, 26 Kirtland Street, 32 Kirtland Street, 1572 Boston Post Road and 1594a Boston Post Road; Assessor's Map/Lot #s: 177/122, 181/001, 181/002, 181/003, 181/006, 182/003.** Owner/Applicant: Dattilo Family Holdings, LLC. Proposal to rezone 9.49 acres +/- to Planned Residential Development District to allow construction of 28 condominium units (Special Permit for condominium is separate application, ZC2020-0009, below.) Setting of Public Hearing for October 27, 2020.
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OLD BUSINESS: None.

EXECUTIVE SESSION: None.

COMMISSION BUSINESS

1. ZEO Report
2. Proposed Schedule of Meetings for 2021.
3. Action on bills:
 - Recording Secretary - \$55.66
 - Shore Publishing – \$40.00

APPROVAL OF MINUTES Regular Meeting Minutes of July 28, 2020, August 25, 2020.

ADJOURNMENT

Attested to: Eric Knapp, PZD Coordinator