

TOWN OF WESTBROOK

ZONING COMMISSION

MULTI MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 Boston Post Road

Westbrook, CT 06498

COMMISSION:

Tony Marino	- Chairman	Lee Archer	- Member
Harry Ruppenicker, Jr.	- Vice Chairman	Tom D'Antico	- Alternate
Dwayne Xenelis	- Secretary	Linda Nolf	- Alternate
Tom Belval	- Member	Mike Engels	- Alternate

AGENDA

REGULAR MEETING

TUESDAY, JANUARY 22, 2013 – 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to email or call nrudek@westbrookct.us or LDeMaria@westbrookct.us call the Land Use Office (399-3047) before 3:00 p.m. of the day of the meeting.

CALL TO ORDER

ESTABLISHMENT OF QUORUM

AGENDA ADDITIONS

PUBLIC HEARING(S)

1. **ZC2012-033** – Proposed Amendment to the Zoning Regulations – Section 2.10.05 - Changes to Non-Conforming Uses. Applicant: Town of Westbrook.
2. **ZC2012-034** – Proposed Amendment to the Zoning Regulations – Section 4.31.04 - Accessory Buildings Applicant: Town of Westbrook.
3. **ZC2012-035** – Proposed Amendment to the Zoning Regulations – Section 12.00.00 - Administrative Permits Applicant: Town of Westbrook.

REGULAR MEETING – Immediately Following Public Hearing

Possible Deliberation and Vote:

1. **ZC2012-033**
2. **ZC2012-034**
3. **ZC2012-035**

NEW BUSINESS

1. **369 E. Main Street, Clinton** – Request for Administrative Approval for portion (10' x 20') of addition on Westbrook property. (Clinton Application – 3200 sq. ft. addition to existing Goodwill Building). *[possible deliberation and vote]*
2. **Reformatting of Zoning Regulations** – Discussion and possible approval of expending funds to reformat and address inconsistencies with electronic version of Regulations. *[possible deliberation and vote]*

RECEIPT OF APPLICATIONS

1. **ZC2012-031 – Amendments to Zoning Regulations** – Proposed Amendments to the Zoning Regulations New Section 4.130.00, Incentive Housing Zone (IHZ), Draft Reg to be presented by Town Planner. *(Set Public Hearing Date 03/26/13)*
2. **ZC2012-032 – Amendments to Zoning Map** – Proposed Amendments to the Zoning Map – New IHZ District *(Set Public Hearing Date 03/26/13)*
3. **ZC2012-037 – Amendments to Zoning Regulations** – Proposed Amendment to the Zoning Regulations – Section 6.20.00 – Site Plan Requirements (General Design Standards) Applicant Town of Westbrook. *(Set Public Hearing Date 03/26/13)*
4. **Application for Preliminary Determination Resolution** - Endorsement authorizing submission of IHZ Application for preliminary eligibility for Zone Adoption Payment. *[possible endorsement by ZC]*

OLD BUSINESS:

MISCELLANEOUS:

COMMISSION BUSINESS:

- 1. ZEO Report
- 2. Miscellaneous Correspondence
- 3. Bills: **Zoning budget report**

- Branse, Willis & Knapp: **\$1,617.00** (General Legal Invoice # 31627, 31629, 31630, 31628)
- Woodard & Curran: \$ (Misc. eng consult, Inv. #)
- Recording Secretarial Services: **\$90.20** (K. Kelemen, December 2012 mtg.)
- Hartford Courant: **\$182.16** (Legal Notices – Inv. # December 2012)
- Nathan L. Jacobson & Assoc., Inc.: **\$1,528.13** (Engineering Reviews – Inv. #77178, 77175, 77176, 77177)

*** 150% Special Funds-Consulting Services**

- Woodard & Curran: \$ _____ – Review of _____
- Branse, Willis & Knapp: \$ _____ – Review of _____

****Special Funds – Bond Releases**

APPROVAL OF MINUTES:

- 1. Meeting Minutes of December 18, 2012, Regular Meeting

ADJOURNMENT

Attested to: Nancy J. Rudek, ZEO