

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 24, 2012 - 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to call or email: nrudek@westbrookct.us or Idemaria@westbrookct.us (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. **Z2011-14 – 2 Pettipaug Road** – Public Hearing on Special Permit Application to construct Building 9 (73,626 s.f.), two-story addition to Building 3 (9,637 s.f. footprint), a 599 s.f. pump house, a 9,960 s.f. garage/storage building, and associated site improvements. LI Zone District, 85.9 acres. (Property owned by *The Lee Co*) (Property ID #149/Lot #'s 017, 018, 019 / Property ID #150, Lot #'s 006, 038) (*35-day public hearing period ends 2/28/12*).
2. **Z2011-17 – 316 Essex Road** – Public Hearing for a proposed Zone Map Amendment to change a portion of a parcel that is an existing MDR Zone District to NCD Zone District, involving a 2.1 acre area out of a 6.1 acre parcel, located on the east side of Essex Road. (Rte. 153) & north of I-95) (Property ID #166, Lot #027). Applicant: *Eve Barakas* -- (*35-day public hearing ends 2/28/12*).

NEW BUSINESS:

Receipt of Applications:

1. **Z2011-16 – 1551 Boston Post Road** – Site Plan Application for a proposed Tropical Smoothie Café in the Existing 'Rich' Building, on the site of Water's Edge Resort and Spa. Applicant: *Michael Pill* / Property owner: *1551 Boston Post Road Associates, Inc.* (Property ID #182/012) (*65-day application period ends 3-29-12*) [*possible deliberation & vote*]
2. **Z2012-01 – 185 Horse Hill Road** – Special Permit Application of the Town of Westbrook for a proposed municipal garage facility and two 10' x 40' storage containers (Property ID #185/006) Applicant: *John Riggio* / Property Owner: *Town of Westbrook.* (*65-day application period ends 3-29-12*)
3. **Z2012-02 – 316 Essex Road** – Site Plan Application for the proposed conversion of an existing dwelling to a Professional Business Office, and improvements to parking area. (Property ID #166, Lot #027) Applicant: *Eve Barakas* (*65-day application period ends 3-29-12*)

OLD BUSINESS:

MISCELLANEOUS:

1. **Z0710E – 1594 Boston Post Road, Property ID #188/020** Request for 6-month extension on Special Permit originally Approved on 06/26/07 for a 4-unit age-restricted condominium development. Applicant/Owner: *DGG Properties, Inc.* (Valid through July 24, 2012)

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. Zoning Budget Monthly Expense Report
4. Bills:

- Branse, Willis & Knapp: **\$511.50**
- Woodard & Curran: **\$540.00**
- Nathan L. Jacobson Associates \$ _____
- Recording Secretarial Services: **\$113.60**
- Hartford Courant: **\$87.12**
- Ciel: **\$8.00**
- CAZEO Annual 2012 Membership Dues **\$100.00**
- **150% Special Funds-Consulting Services**
- Woodard & Curran: **\$1,596.65**
- Brewer's Pilots Point Marina, Inc. **\$185.35**

(General Legal Invoice # 29366, 29367)
(Misc. eng consult, Inv #88264)
(Flood Plain Review of 60 Chapman Beach Rd)
(K. Kelemen, 12/27/11 Minutes)
(Legal Notices – Inv. # 12/31/12)
(Coastal resource map-2 copies, Inv #38598)
(N. Rudek, L. DeMaria)

(Eng Review for Duck Island/Marina Way, Inv # 88395)
(Refund of remainder of Engineering Review funds for
Duck Island/Marina Way)

****Special Funds – Bond Releases**

5. Enforcement

APPROVAL OF MINUTES:

1. December 27, 2011 Regular Meeting
2. December 27, 2011 Public Hearing

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO