

TOWN OF WESTBROOK

ZONING COMMISSION

MULTI MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 Boston Post Road

Westbrook, CT 06498

COMMISSION:

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

AGENDA

SPECIAL MEETING

WEDNESDAY, FEBRUARY 04, 2015 – 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)

- ZC-2014-019 - Proposed Regulation Amendment for Solar Energy projects** – *Continued public hearing on New Section 8.27.00 – Town of Westbrook Application.*
- ZC-2014-021 - 198 Essex Road** (Map/Lot 166/028) – *Public Hearing on Special Permit Modification to replace the existing attached canopy with a detached canopy. Owner: Soubhi Toma / Agent Barry Unger Associates, Inc. (Public Hearing Period ends 3/03/2015)*
- ZC-2014-022 - 1961 Boston Post Road** (Map/Lot 180/113 & 174) – *Public Hearing on Site Plan Application for an Affordable Housing Development, pursuant to CGS 8-30g, consisting of 24 new residential units on a lot with an existing structure. Owner: 1961 Boston Post Road, LLC & Chapman Beach Commons, LLC, c/o Pete Boccarosa /Agent: Ed Cassella (65-day Application Period ends 2/19/2015)*
 - ZC-2014-022 - 1961 Boston Post Road** (Map/Lot 180/113 & 174) – CAM (Coastal Area Management) Application associated with Site Plan Application. Agent: Ed Cassella (65-day Application Period ends 2/19/2015)
- ZC-2014-023 – Proposed Regulation Amendment** – *Public Hearing on Amendment to Section 2.40.41 of the Zoning Regulations regarding Floor Area, Gross. Owner: Middlesex Hospital / Agent: Steve Doherty of SLAM (35-day Public Hearing Period ends 3/03/2015)*
- ZC-2014-024M – 250 Flat Rock Place, Middlesex Hospital** (Map/Lot 166/033) – *Public Hearing on Special Permit Modification for deletion of previously approved Reserve Parking Condition and approval for an addition to the existing footprint to house a Linear Accelerator used in providing therapy to cancer patients. Owner: Middlesex Hospital/ Agent: Steve Doherty of SLAM (35-day Public Hearing Period ends 3/03/2015)*

REGULAR MEETING

Possible deliberation and vote of Public Hearings:

1. ZC-2014-019 2. ZC-2014-023 3. ZC-2014-024M 4. ZC-2014-022 & CAM

RECEIPT OF APPLICATIONS

- ZC-2014-025 – 1356 Old Clinton Road** (Map/Lot 176/112) – Request for Minor Modification for renovations and addition to existing housing and offices. Owner: VISTA Vocational Services / Agent: Keith R. Ainsworth, Esq., (65-day Application Period ends 04/02/2015)
 - ZC-2014-025 - 1356 Old Clinton Road** (Map/Lot 176/112) – CAM (Coastal Area Management) Application associated with Special Permit Minor Modification Application. (65-day Application Period ends 4/02/2015)

RECEIPT OF APPLICATIONS: Cont'd

- 2. **ZC-2015-001 – Seaside Avenue, Map/Lot 189/019** - CAM (Coastal Area Management) Application for a proposed single family house on a vacant lot in the VE14 Flood Zone. Owner: Charles Burdick / Agent: Bob Doane, P.E. (65-day application period ends 4-2-2015)
- 3. **ZC-2015-002 – Pilots Point Marina** – (Map/Lots #184/130 (1.4 acres) 131 (34.1 acres) – Special Permit Application for storage of boats on undeveloped land adjacent to Pilots Point Marina, and maintain landscaped perimeter berms around boat storage area. Owner: Pilot’s Point Marina, LLC / Agent: H Brian Dumeer, Esq. (65-day application period ends 4-2-2015) [set public hearing date]
 - 3a. **ZC-2015-002 – Pilots Point Marina** – (Map/Lots #184/130 and 131) Coastal Area Management (CAM) Application associated with Special Permit Application ZC2015-002 Pilots Point Marina (so. side of Rte. 1) (65-day application period ends 4-2-2015)
- 4. **ZC-2015-003 – 1201 Boston Post Rd (The Dohnna Bldg.)** - (Map/Lot #176/005) Request for Minor Modification (7.60.02) to change existing storage on second floor to office space in garage structure (4.52.04, 7.60.02) Owner: The Dohnna, LLC / Agent: Joe Wren, P.E. (65-day application period ends 4-2-2015)
- 5. **ZC-2015-004 – 1525 Boston Post Rd (Water’s Edge Resort & Spa)** - (Map/Lot #182/011) Request for Minor Modification (7.60.01, 7.60.02, 7.60.03) to enlarge existing lobby area. Owner: DGG Properties Co. Inc;/ Agent: Claudio Marasco (65-day application period ends 4-2-2015)

NEW BUSINESS

OLD BUSINESS

MISCELLANEOUS

- 1. Capital Improvement Request

COMMISSION BUSINESS

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

- Branse & Willis, LLC: **\$3,256.00** (General Legal Invoice #37292,37293,37239)
- Recording Secretarial Services: \$ (K. Kelemen, October 2014 minutes)
- Hartford Courant: **\$118.10** (Legal Ad, Invoice #1649447, 1713196)
- WB Mason: \$ (Inv. #)
- Nathan L. Jacobson & Assoc., Inc.\$ (Flood Reviews –)
- Coastal Ocean Analytics:**\$700.00** (92 Captain’s Dr., Seawall)

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

- Woodard & Curran: \$_____ - Review of 1961 Boston Post Road
- Branse & Willis, LLC: **\$943.50** – Review of 1961 Boston Post Road

****Special Funds – Bond Releases**

APPROVAL OF MINUTES: Regular Meeting Minutes of December 16, 2014

ADJOURNMENT

Attested to: *Nancy J. Radek*, ZEO