

# 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
Chris Ehlert	- Secretary	Dwayne Xenelis	- Alternate
Tom Belval	- Member	Vacancy	- Alternate

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## AGENDA

### REGULAR MEETING

**TUESDAY, FEBRUARY 22, 2011 - 7:00 P.M.**

Commission members and alternates who are unable to attend the meeting are asked to email: [nrudek@westbrookct.us](mailto:nrudek@westbrookct.us) or [ldemaria@westbrookct.us](mailto:ldemaria@westbrookct.us) (399-3047) before 3:00 p.m. of the day of the meeting.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

### AGENDA ADDITIONS

### PUBLIC HEARING(s) None

### RECEIPT OF APPLICATIONS:

- 2011-01** Petition to Change the Zoning Regulations - Proposed Text Amendments to Sections 2.40.00-Definitions; 4.43.04-CD Zone, 4.113.03-NCD Zone, new Sections 8.23.00 & 8.24.00 under 8.00.00-General Development Regulations-- Applicant: Michael Pill. *(65-day application period ends April 28, 2011)*
- 2011-02 1587 Boston Post Road** - Special Permit Application for a proposed Family Entertainment Center, Applicant: Michael Pill. *(65-day application period ends April 28, 2011)*
- 2011-03 54 Menunketesuck Road** - CAM-Coastal Area Management Application for the demolition of an existing wood deck and construction of 52 linear-foot retaining wall and construction of stairway to access existing boardwalk.

### NEW BUSINESS:

### OLD BUSINESS:

### MISCELLANEOUS:

### COMMISSION BUSINESS MEETING:

- ZEO Report
- Miscellaneous Correspondence
- Bills:** Zoning budget
  - Branse, Willis & Knapp: **\$522.00** (General Legal Invoice # 27212 )
  - Recording Secretarial Services \$ \_\_\_\_\_ (K. Kelemen, 01/25/11 Mtg.)
  - WB Mason: **\$120.96** ( Misc. Office Supplies- Invoice #W62713, 138009 )
  - Hartford Courant **\$47.52** (Legal Notices – Inv. 3709734 )
  - Woodard & Curran \$ \_\_\_\_\_ (Additional Review of proposed Lighting Regulation)
  - Woodard & Curran \$ \_\_\_\_\_ (Draft Stormwater Regulations/Attendance @ mtg and hearing)

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

**\*\*Special Funds – Bond Releases**

**APPROVAL OF MINUTES:** January 25, 2011 Regular Meeting

### ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO