

TOWN OF WESTBROOK

ZONING COMMISSION

MULTI MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 Boston Post Road
Westbrook, CT 06498

COMMISSION:

Tony Marino - Chairman
Harry Ruppenicker, Jr. - Vice Chairman
Dwayne Xenelis - Secretary
Lee Archer - Member

Mike Engels - Member
Tom D'Antico - Alternate
Linda Nolf - Alternate
Vacancy - Alternate

AGENDA

REGULAR MEETING

TUESDAY, FEBRUARY 24, 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)

1. **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)
 - 1a. **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)
2. **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)
 - 2a. **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)
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)

REGULAR MEETING

Possible deliberation and vote of Public Hearings:

1. ZC2014-022 2. ZC2014-025 & CAM 3. ZC2015-002 & CAM 4. ZC2015-003 5. ZC2015-004

RECEIPT OF APPLICATIONS

1. **ZC-2014-XXX – 359 Boston Post Rd (Upper Deck Restaurant, Map 188, Lots 016 and 017) – Special Permit for a Take Out Restaurant /Food Truck, as an accessory use to the Primary Use (Sect. 4.63.09). Owner: Grump Productions LLC: Applicant) (65-day application period ends _____) [set public hearing date]**

NEW BUSINESS

OLD BUSINESS

MISCELLANEOUS

COMMISSION BUSINESS

1. ZEO Report

2. Bills: Zoning budget report

- Branse & Willis, LLC: \$ _____ (General Legal Invoice #)
- Recording Secretarial Services: **\$71.25** (K. Kelemen, December 2014, January 2015 Minutes)
- Hartford Courant: \$ _____ (Legal Ad, Invoice #)
- WB Mason: \$ _____ (Inv. #)
- Nathan L. Jacobson & Assoc., Inc.: **\$256.71** (Flood Reviews – 68 Bellstone, General FEMA Consult.)

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

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

****Special Funds – Bond Releases**

APPROVAL OF MINUTES: Regular Meeting Minutes of January 27, 2015

ADJOURNMENT

Attested to: *Nancy J. Radek* ZEO

