

# 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

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## AGENDA

### REGULAR MEETING

**TUESDAY, FEBRUARY 28, 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](mailto:nrudek@westbrookct.us) or [Idemaria@westbrookct.us](mailto:Idemaria@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)

1. **Z2011-14 - 2 Pettipaug Road (The Lee Co.)** – *Continued* Public Hearing on the Special Permit Application to construct Building 9 (73,626 s.f.), a two-story addition to Building 3 (9,637 s.f. footprint), a 599 s.f. pump house, a 9,960 s.f. maintenance garage/storage building and associated site improvements. LI Zone District, 85.9 acres. Applicant: The Lee Co. (Property ID #149/Lot #'s 017, 018, 019 / Map #150, Lot #'s 006, 038) *(35-day public hearing period ends 2/28/12). [possible deliberation & vote]*
2. **Z2011-18 - Middlesex Hospital - Flat Rock Place, Lots 166/023, 166/033 and 166/034** – Text Amendment application for a proposed change to the Zoning Regulations to allow an Emergency Outpatient Medical Care Facility and an associated Helistop in the TIC-65 Zone District. Applicant: Middlesex Hospital *(35-day public hearing ends 4-3-12) [possible deliberation & vote]*
3. **Proposed Amendments to the Westbrook Zoning Regulations** – Text Amendments proposed by the Zoning Commission for changes to: Sections: 4.02.00, 4.03.01, 4.11.01a, 4.12.00, 4.13.01, 4.21.01a, 4.22.00, 4.22.01, 4.23.01, 4.32.00, 4.41.01, 4.41.01a, 4.43.00, 4.43.13, 4.52.01, 4.52.06 [c], 4.63.00, 4.72.00, 4.82.00, 4.93.00, 4.94.00, 4.111.04, 4.113.01(a)&(b), 4.113.03, 4.113.03g (Multi-Family and Special Permit/Site Plan Designations). *[possible deliberation & vote]*

### NEW BUSINESS:

#### Receipt of Applications:

1. **Z2012-03a - 450 Spencer Plains Road** – Proposed Zone Map Change for a 1 acre parcel from existing *LDR zone to HOD zone* (Housing Opportunity District). (65-day application period ends 5-3-12)
2. **Z2012-03b - 450 Spencer Plains Road** – Proposed Amendment to the Zoning Regulations—new *Section 8.25.00 Housing Opportunity District*. (65-day application period ends 5-3-12)
3. **Z2012-04 - 450 Spencer Plains Road “Ethan’s Landing”** – Proposed attainable housing development, pursuant to CGS 8-30g, consisting of 15 residential units in four buildings (two buildings with eight units) located on one acre in Westbrook and (two buildings with seven units) proposed on the adjacent one acre parcel in Old Saybrook, CT. Applicant: George Bessoni (65-day application period ends 5-3-12)

### OLD BUSINESS:

1. **Z2011-17 - 316 Essex Road** – Proposed Zone Map Amendment to change a 2.1 acre area out of a 6.1 acre parcel that is an existing MDR Zone District to NCD Zone District, located on the east side of Essex Road. (Rte. 153 & north of I-95) (Property ID #166, Lot #027). Applicant: Eve Barakas *(Closed Hearing on 01/24/12) (35-day decision period ends 03/29/12) [possible deliberation & vote]*

**OLD BUSINESS:** *Cont'd*

- 2. **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. Applicant: Eve Barakas – *Tabled receipt of application. (65-day application period ends 5/3/12) [possible deliberation & vote]*

**MISCELLANEOUS:**

- 1. **79 Boston Post Road** – Food trailer vendor

**COMMISSION BUSINESS MEETING:**

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

- Branse, Willis & Knapp: **\$2,524.50**
- Woodard & Curran: \$ **97.50**
- Nathan L. Jacobson Associates **\$59.63**
- Recording Secretarial Services: **\$264.00**
- Hartford Courant: **\$217.80**
- WB Mason: **\$27.22**

(General Legal Invoice # 29541,29542,29543,29544,29545 )  
 (Misc. eng consult, Inv #89550)  
 (Flood Plain Initial Review of 60 Chapman Beach Rd )  
 (L. DeMaria, 01/24/12 Minutes, K. Kelemen, 02/15/12 Minutes)  
 (Legal Notices – Inv. # 01/31/2012)  
 (Misc Supplies Inv #I03537809, I03764759)

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

- Woodard & Curran: \$ \_\_\_\_\_

( \_\_\_\_\_ Inv #)

\*\***Special Funds – Bond Releases**

- 5. Enforcement

**APPROVAL OF MINUTES:**

- 1. January 24, 2011 Regular Meeting
- 2. January 24, 2011 Public Hearing

**ADJOURNMENT**

Attested to: *Nancy J. Rudek*, ZEO