

**WESTBROOK ZONING COMMISSION
REGULAR MEETING
February 22, 2011
7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

Members Present: Chairman Tony Marino, Regular Member Chris Ehlert, Regular Member Tom Belval, Alternate Member Dwayne Xenelis and ZEO Nancy Rudek.

CALL TO ORDER: Chairman Tony Marino called the regular meeting to order at 7:01 p.m.

ESTABLISHMENT OF QUORUM Chairman Marino seated Alternate Member Dwayne Xenelis for Lee Archer.

AGENDA ADDITIONS

None.

PUBLIC HEARING:

None.

RECEIPT OF APPLICATIONS:

1. **Z2011-01 – 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)**

This proposed regulation has been sent to Town Council for review.

Upon a motion by Chris Ehlert, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to accept the application and set a public hearing date for March 22, 2011 at the Mulvey Municipal Center.

2. **Z2011-02 – Special Permit Application for a proposed Family Entertainment Center, Applicant: Michael Pill. (65-day application period ends April 28, 2011)**

Upon a motion by Chris Ehlert, seconded by Tom Belval, it was:

VOTED: Unanimously to accept the application and set a public hearing date for April 26, 2011 at the Mulvey Municipal Center.

3. **Z2011-03 – 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.**

Upon a motion by Chris Ehlert, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to accept the application and place it on the March 22, 2011 Agenda.

This application will be forwarded to DEP-LIS for review.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

MISCELLANEOUS:

None.

COMMISSION BUSINESS

1. **ZEO Report:** Report was distributed and discussed.
2. **Miscellaneous Correspondence:**
 - a. Copy of e-mail from Anne & Jeff Rohrberg to Nancy Rudek regarding signage at 182 Wesley Avenue.
 - b. Copy of memo from Nancy Rudek to First Selectmen Noel Bishop regarding Municipal Parking issues.
 - c. Copy of letter from DEP to First Selectman Noel Bishop regarding Enforcement Action at 130 Boston Post Road.
 - d. Copy of Sign Spreadsheet for the Town.
 - e. Copy of letter from Nancy Rudek to businesses located at 1259 Boston Post Road regarding flashing signs.
 - f. Copy of e-mail from Nancy Rudek to Jon Lorensen regarding illumination at the Toyota Building.
 - g. Copy of e-mail from Nancy Rudek to Mindy Gordon regarding possible violations on Wesley Avenue and Old Clinton Road.
 - h. Copy of letter from Nancy Rudek to property owner at 122 Wesley Avenue regarding signage in the front yard.
 - i. Copy of letter from Nancy Rudek to property owner at 159 Wesley Avenue regarding signage issues.
3. **Bills:**

Regular Budget: Upon a motion by Tom Belval, seconded by Dwayne Xenelis, it was:

 - **VOTED:** Unanimously to approve payment of the following invoices out of the 2010/2011 Regular Budget: \$522.00 to Branse, Willis & Knapp for General Legal; \$27.74 and \$36.98 to Kathleen Kelemen for Secretarial duties; \$120.95 to W.B. Mason for miscellaneous Office Supplies and \$47.52 to the Hartford Courant for Legal Notices.

APPROVAL OF MINUTES: January 25, 2011 Regular Meeting

Upon a motion by Tom Belval, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting minutes of January 25, 2011, as amended.

ADJOURNMENT

Upon a motion by Chris Ehlert, seconded by Tom Belval, it was:

VOTED: Unanimously to adjourn at 7:21 pm.

Respectfully submitted:

Kathleen H. Kelemen, Secretary