

# 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

## AMENDED AGENDA

### SPECIAL MEETING

**WEDNESDAY, MARCH 4, 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](mailto:nrudek@westbrookct.us) or [LDeMaria@westbrookct.us](mailto: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

VISITOR – Andrew Urban, Finance Director – Discussion of Digital Use by ZC

### PUBLIC HEARING(S)

- ZC-2014-022 - 1961 Boston Post Road** (Map/Lot 180/113 & 174) – 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, extended to 03-04-2015)
  - 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, extended to 03-04-2015)
- ZC-2014-025 – 1356 Old Clinton Road** (Map/Lot 176/112) – Request for Modification to Special Permit for renovations and addition to existing housing and offices. Owner: VISTA Vocational Services / Agent: Keith R. Ainsworth, Esq., (35-day Public Hearing period ends 4-8-2015)
  - ZC-2014-025 - 1356 Old Clinton Road** (Map/Lot 176/112) – CAM (Coastal Area Management) Application associated with Special Permit Modification Application. (35-day Public Hearing period ends 4-8-2015)
- 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. (35-day Public Hearing period ends 4-8-2015)
  - 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) (35-day Public Hearing period ends 4-8-2015)

### REGULAR MEETING

Possible deliberation and vote of Public Hearings:

- ZC2014-022**
- ZC2014-025 & CAM**
- ZC2015-002 & CAM**

### RECEIPT OF APPLICATIONS

- ZC-2015-005 – 359 Boston Post Rd** - (Upper Deck Restaurant, Map/Lots # 188/ 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 05-08-2015) [set public hearing date]

## NEW BUSINESS

## OLD BUSINESS

1. **ZC-2015-001 – 518 Seaside Avenue, Map/Lot 189/019** - CAM (Coastal Area Management) Application for a proposed single family house on a vacant lot in the AE12 Flood Zone. Owner: Charles Burdick / Agent: Bob Doane, P.E. (65-day application period ends 4-2-2015)

## MISCELLANEOUS

### COMMISSION BUSINESS

#### 1. ZEO Report

#### 2. **Bills:** Zoning budget report

- Branse & Willis, LLC: **\$2,627.00** (General Legal Invoice #37435, 37441, 37439)
- Recording Secretarial Services: **\$71.25** (K. Kelemen, December 2014, January 2015 Minutes)
- Conferences: **\$80.00** (Nancy J. Rudek, CAFM Floodplain Management)
- Hartford Courant: **\$** (Legal Ad, Invoice #)
- Nathan L. Jacobson & Assoc., Inc.: **\$454.79** (Flood Reviews – 68 Bellstone, 23 Beverly, General FEMA Consult.)

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

- Woodard & Curran: **\$775.00** – Review of 198 Essex Rd.
- Branse & Willis, LLC: **\$ 1,128.50** - Review of 1961 Boston Post Road

#### \*\***Special Funds – Bond Releases**

198 Essex Road – High Mart, LLC, 150% Engineering Fee: **\$425.00**

**APPROVAL OF MINUTES:** Special Meeting Minutes of February 4, 2015

## ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO