

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

AMENDED AGENDA

REGULAR MEETING

TUESDAY, MARCH 22, 2011 - 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to email: nrudek@westbrookct.us or ldemaria@westbrookct.us (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. **Z2011-01** – Public Hearing for a 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, Section 10.00.00-Parking. Applicant: Michael Pill.
(35-day public hearing ends 4-26-11)

Continued Public Hearings for Proposed Amendments to the Zoning Regulations

2. Continued Public Hearing for proposed Stormwater Management Regulation (new Section 11.70.00)
(possible deliberation and vote)
3. Continued Public Hearing for proposed Accessory Apartments Regulation, (new regulation-Sections 8.00.00 thru 8.01.05. *(possible deliberation and vote)*)
4. Continued Public Hearing for proposed Exterior Lighting Regulations, (new regulation-Sections 8.22.00 thru 8.22.06 *(possible deliberation and vote)*)

NEW BUSINESS:

OLD BUSINESS:

1. **Z2011-03 54 Menunketesuck Road** – Continued Coastal Area Management Application (CAM) for the demolition of an existing wood deck and construction of 52 linear-foot retaining wall and construction of stairway to access existing boardwalk. *(65-day application period ends 4-28-2011)*
2. **Z0710 1594 Boston Post Road, Map/Lot 188/020** Request for 6-month extension on Special Permit originally Approved on 06/26/07 for a 4-unit age-restricted condominium development.

MISCELLANEOUS:

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
 - a) ZBA Variance, 119 Spencer Plain Rd., Old Saybrook
3. Proposed Amendments for future Public Hearing
4. Authorization of Payment Policy

5. Bills: **Zoning budget**

- Branse, Willis & Knapp: **\$1,000.50** (General Legal Invoice #27443)
- Recording Secretarial Services **\$18.49** (K. Kelemen, 02/22/11 Mtg.)
- WB Mason: **\$29.98** (Misc. Office Supplies- Invoice #277762)
- Hartford Courant **\$ 31.68** (Legal Notices – Inv. 3713138)
- 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: February 22, 2011 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO