

**ZONING COMMISSION REGULAR MEETING MINUTES**  
**March 27, 2012**  
**7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

**Members Present:** Chairman Tony Marino, Regular Member Harry Ruppenicker Jr., Regular Member Lee Archer, Alternate Member Linda Nolf, Alternate Member Mike Engels (at 7:15 p.m.) and ZEO Nancy Rudek.

**CALL TO ORDER:** The meeting was called to order by Chairman Tony Marino at 7:00 p.m.

**ESTABLISHMENT OF QUORUM:** Chairman Tony Marino seated Linda Nolf for Member Dwayne Xenelis.

**AGENDA ADDITIONS:** None.

**PUBLIC HEARING(s):** None.

**NEW BUSINESS:**

**RECEIPT OF APPLICATIONS:**

**1. Z2012-06 – 1881 Boston Post Road – Modification of Special Permit Z0414, originally approved on July 27, 2004 for a mixed use of a motel and apartments. Map/Lot #180/172, (Cabin’s Motel/Owner: Kash Properties, LLC).**

Upon a motion by Harry Ruppenicker Jr., seconded by Lee Archer, it was:

**VOTED:** Unanimously to accept Application Z2012-06 – 1881 Boston Post Road and to set a Public Hearing for April 24, 2012 at 7:00 p.m. in the Multi-Media Room at the Westbrook Mulvey Municipal Center.

There was discussion regarding the timing of the Public Hearing and it was felt that it would be better to hold the hearing in May instead of April.

Harry Ruppenicker Jr. rescinded the last motion made and Lee Archer rescinded the second on the motion. The previous motion was rescinded.

Upon a motion by Harry Ruppenicker Jr., seconded by Lee Archer, it was:

**VOTED:** Unanimously to accept Application Z2012-06 – 1881 Boston Post Road and to set a Public Hearing for May 22, 2012 at 7:00 p.m. in the Multi-Media Room at the Westbrook Mulvey Municipal Center.

**OLD BUSINESS:** None.

**MISCELLANEOUS:**

**1. Z2012-05 – Proposed Amendments to the Zoning Regulations** – Section 6.00.00 (Site Plan Requirements), Section 7.60.00 (Amendments and Modifications), Sections 10.26.01 and 10.27.06 (Signs) and portions of Section 11.70.00 (Stormwater Management Regulations) [review and set public hearing date]:

Town Planner Meg Parulis was present to discuss and explain the proposed changes.

**Section 6.00.00 – Site Plan Review:** Rev. 3/19/12 (which was presented for tonight’s meeting). It was stated by Ms. Parulis that anything in italics are amendments that were previously looked at. Material in red italics are suggested additions. Anything in blue are former sections (included for cross referencing). This document has been submitted to Attorney Mark Branse for his review, but we have not received a reply from him yet. Discussion and decisions: Remove Section 6.10.01b (3) & (4), Change wording under Section 6.10.01c (1) to clarify “Licensing”, Add wording to Section 6.10.01u to include “and other utilities”, relook at Section 6.10.01v, wait for reply from Town Sanitarian regarding Section 6.10.01h – Sanitary Waste Disposal Plan, move Section 6.10.02 to the beginning of “Requirements” and to relook at Section 6.80.01 and 6.80.02.

**Section 7.60.00 – Amendments and Modifications:** After reviewing, the commission members did not feel any changes were needed.

**Sections 10.26.01 and 10.27.06 – Signs:** After reviewing, the commission members did not feel any changes were needed.

**Section 11.70.00 – Storm Management Regulations:** After reviewing, the commission members did not feel any changes were needed.

Upon a motion by Lee Archer, seconded by Linda Nolf, it was:

**VOTED:** Unanimously to send the proposed changes for Section 6.00.00, Site Plan Review, Section 7.60.00, Amendments and Modifications, Sections 10.26.01 and 10.27.06, Signs and Section 11.70.00, Storm Management Regulations to a Public Hearing on May 22, 2012 at 7:00 p.m. in the Multi-Media Room at the Westbrook Mulvey Municipal Center.

**COMMISSION BUSINESS MEETING:**

**1. ZEO Report:** Distributed and discussed. Discussion regarding 846 East Pond Meadow and the ongoing problems on that property.

Upon a motion by Linda Nolf, seconded by Lee Archer, it was:

**VOTED:** Unanimously to proceed with the next step for enforcement on 846 East Pond Meadow Road, including Legal Action, if necessary.

Other correspondence distributed to members regarding issues at the following addresses:

- a. 80 Flatrock Place.
- b. 165 Salt Island Road.
- c. 16 Old Post Road.
- d. 130 Boston Post Road.
- e. 1525 Boston Post Road.
- f. 48 Elm Avenue.

**2. Miscellaneous Correspondence:**

- a. Copy of memo from Nancy Rudek regarding the 3/28/12 ZBA Meeting.
- b. Notification of Salon & Boutique opening inside Venetucci's.
- c. Letter from DEEP regarding "Intent to waive IWWC Permit"
- d. Letter from DOT regarding Proposed Water Main replacement on Route 1.

**3. Bills:** The following bills were paid out of the Zoning Commission Regular Budget:  
Branse, Willis & Knapp: \$3,861.00 for Legal Services. Invoice #29709-29715  
Woodard & Curran: \$270.00 for Engineer Consultations. Invoice #89979  
Nathan L. Jacobson Associates: \$366.75 for 48 Elm Ave.  
Kathleen H. Kelemen: \$154.00 for February Secretarial duties  
Hartford Courant: \$221.76 for Legal Notices  
Kathleen H. Kelemen: \$11.33, reimbursement for office supplies  
W. B. Mason: \$43.58 and \$24.78 for office supplies  
Nancy Rudek: \$126.82, mileage reimbursement for Dec. 2011 thru March 9, 2012  
Ciel: \$123.76 for printing of Regulation Amendments

**APPROVAL OF MINUTES – February 28, 2012:**

Upon a motion by Lee Archer, seconded by Linda Nolf, it was:

**VOTED:** Unanimously to approve the minutes of February 28, 2012, as submitted.

**ADJOURNMENT**

Upon a motion by Lee Archer, seconded by Linda Nolf, it was:

**VOTED:** Unanimously to adjourn this Regular Meeting at 8:36 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary