

# 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

# AGENDA

## REGULAR MEETING

**TUESDAY, APRIL 22, 2014 – 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

### PUBLIC HEARING(S)

1. **ZC2013-022 – Town of Westbrook Zoning Application** – *Continued* Public Hearing on a Proposed amendment to Section 11.00.01 – Coastal Site Plan Review (*possible deliberation and vote*)
2. **ZC2014-003 - 1961 Boston Post Road** – *Public Hearing on the* Application for a proposed Zone Map Change on Parcel #113 of Assessor's Map #180, from NCD (Neighborhood Commercial District) to PRDD (Planned Residential Development District). (*35-day public hearing period ends 5-27-14*)
3. **ZC2014-004 - 1961 Boston Post Road** – *Public Hearing on the* Special Permit Application for a proposed Multi-Family Residential Building with 24 units (new) on property with existing structure. (*35-day public hearing period ends 5-27-14*)
  - 3a. **ZC2014-004 – 1961 Boston Post Road** – Coastal Area Management (CAM) Application associated with Special Permit ZC2014-004, 1961 Boston Post Road
4. **ZC2006-02M - 1306 Boston Post Road** – *Public Hearing on the* Special Permit Modification to previously approved permit Z0602. Proposal involves a single family residence, two family residence, and bakery establishment. (Sections 4.52.03, 4.52.06a & 4.52.06b). (*35-day public hearing period ends 5-27-14*)

### REGULAR MEETING

Possible deliberation and vote:

1. ZC2013-022
2. ZC-2014-003
3. ZC-2014-004/CAM
4. ZC2006-02M

### RECEIPT OF APPLICATIONS

1. **ZC2014-005M - 92 Essex Road**- Special Permit Modification Application to expand operation and install two (2) 30,000 gallon propane tanks at the rear of property. Previous approval under Z09016, approved on 0/27/09 for expansion of use and canopy, shed and site improvements). (*65-day application period ends 6-26-14*)  
*Schedule public hearing*

### NEW BUSINESS

1. **ZC2011-08 & 09 Pilots Point Marina** – Duck Island Landing & Marina Way Landing – Request for extension of Special Permits originally approved on November 11, 2011 for a residential development. Extensions previously granted through November, 2013 and May, 2014. *If approved, will be valid through November 11, 2014.*
  - 1a. **Pilots Point Marina** – Discussion regarding foundation treatment.

**MISCELLANEOUS:**

**COMMISSION BUSINESS:**

1. ZEO Report
2. Miscellaneous Correspondence
  - A. **Deep River Municipal Referral** – Proposed Amendment to the Zoning Regulations for Gasoline Stations, Motor Vehicle Dealerships and Motor Vehicle Repair Services.
  - B. **Westbrook Events Publication** – Article for May Publication
  - C. **Email Response to Concerned Citizen** - Conditions on Route 1, Westbrook, CT

3. **Bills:** Zoning budget report

- Branse, Willis & Knapp: **\$869.50** (General Legal Invoice #35690, 35692)
- Recording Secretarial Services: **\$80.89** (K. Kelemen, March 2014 minutes)
- Hartford Courant **\$47.52** (Legal Ad, Invoice #1251888)
- WB Mason: **\$58.24** (Inv. #117341305)
- Nathan L. Jacobson & Assoc., Inc.: **\$481.31** (Flood Reviews, 209 Old Mail Trail, General Consultation)
- Michael Casserino, -State Marshal: **\$30.00** (Delivery of Letter to 181 Hammock Rd. North)

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

- Woodard & Curran: \$\_\_\_\_\_ – Review of \_\_\_\_\_
- Branse, Willis & Knapp: \$\_\_\_\_\_ – Review of \_\_\_\_\_

\*\***Special Funds – Bond Releases**

- Hill Farm – Richard Vicino **\$5,000.00** – Performance Bond (Remaining amount , pending repair of forbay)

**APPROVAL OF MINUTES:** Regular Meeting Minutes of March 2014

**ADJOURNMENT**

Attested to: *Nancy J. Radek*, ZEO