

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
Dwayne Xenelis	- Secretary	Linda Nolf	- Alternate
Tom Belval	- Member	Mike Engels	- Alternate

AGENDA

REGULAR MEETING

TUESDAY, APRIL 24, 2012 - 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to call or 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. **Z2012-03a - 450 Spencer Plains Road (Ethan's Landing)** – Public Hearing on a proposed Amendment to the Zoning Regulations—new Section 4.120.00 Housing Opportunity District. Property Owner: George Bessoni *(35-day public hearing ends 05-29-2012). [possible deliberation and vote].*
2. **Z2012-03b - 450 Spencer Plains Road (Ethan's Landing)** – Public Hearing on a proposed Zone Map Change for a 1 acre parcel from existing *LDR zone to HOD zone* (Housing Opportunity District). Property Owner: George Bessoni *(35 day public hearing ends 05-29-2012). [possible deliberation and vote].*

NEW BUSINESS:

1. **Z2012-04 - 450 Spencer Plains Road (Ethan's Landing)** – Site Plan Application for proposed Affordable Housing Development, pursuant to CGS 8-30g, consisting of 15 residential units in four buildings (two buildings with eight units) located on one acre in Westbrook and (two buildings with seven units) proposed on the adjacent one acre parcel in Old Saybrook, CT. Property Owner: George Bessoni *(65-day application period ends 5-3-12)*

Receipt of Applications:

1. **Z2012-09 - 250 Flat Rock Place (Middlesex Hospital)** – Proposed Text Amendment to the Development Standards in the TIC-65 Zone, Section 4.95.01 (c) of the Zoning Regulations, *(65-day application period ends 6/28/12) [set hearing date]*
 2. **Z2012-10 - 250 Flat Rock Place (Middlesex Hospital)** – Modification to Condition #20 of previously approved (4/26/94) Special Permit regarding traffic generation limit. *(65-day application period ends 6/28/12) [set hearing date]*
 3. **Z2012-11 - 250 Flat Rock Place (Middlesex Hospital)** – Special Permit Application for a proposed Emergency/ambulatory outpatient medical care facility and accessory emergency medical care facility helistop. *(65-day application period ends 6/28/12) [set hearing date]*
 4. **Z2012-12 - 1950 Boston Post Road (Pudder's)** – Proposed Text Amendment to the Zoning Regulations (new Section 8.25.00/General Development Reg) for a Miniature Golf Course as a primary Use / related amendments to Sections 2.40.67b, 4.113.03 o), and 10.06.12b. Owner/Applicant: Leroy J. Holdmeyer *(65-day application period ends 6/28/12) [set hearing date]*
 5. **Z2012-13 - 1950 Boston Post Road (Pudder's)** – Special Permit Application for a proposed Miniature Golf Course, an adjacent commercial building for a restaurant use and an 11-room Inn, and a recreational equipment rental center. Owner/Applicant: Leroy J. Holdmeyer *(65-day application period ends 6/28/12) [set hearing date]*
- 5a. **Z2012-13a.** - Coastal Area Management Application (CAM) associated with Special Permit Z2012-13.

NEW BUSINESS: *Cont'd*

Receipt of Applications: *Cont'd*

6. **Z2012-15 – 156 McVeagh Road (Sports Field)** – Site Plan Application for proposed night lighting of sports fields.
(65-day application period ends 6/28/12) [possible deliberation and vote].

MISCELLANEOUS

1. **Z0811M2 - 41 Pequot Park Road (The Lee Company/Building 82)** – Request to modify Special Permit in accordance with Condition #8 of Zoning Approval #Z0811, August 26, 2008. *[possible deliberation and vote].*

OLD BUSINESS:

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. **Bills: Zoning budget report**
 - Branse, Willis & Knapp: **\$2,046.00** (General Legal Invoice #29543 29879-29885)
 - Woodard & Curran: **\$1,128.75** (Eng consult, Inv #90064 drainage -25 Menunketesuck Rd.)
 - Recording Secretarial Services: **\$88.00** (K. Kelemen, 03/27/12 Minutes)
 - Hartford Courant: **\$102.96** (Legal Notices – Inv. # 03/31/12)

* **150% Special Funds-Consulting Services**
****Special Funds – Bond Releases**

APPROVAL OF MINUTES:

1. March 28, 2012 Zoning Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO