

# TOWN OF WESTBROOK

## ZONING COMMISSION

MULTI-MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 Boston Post Road

Westbrook, CT 06498

### COMMISSION:

Tony Marino

Harry Ruppenicker, Jr.

Chris Ehlert

Tom Belval

- Chairman

- Vice Chairman

- Secretary

- Member

Lee Archer

Tom D'Antico

Dwayne Xenelis

Vacancy

- Member

- Alternate

- Alternate

- Alternate

## AGENDA

### REGULAR MEETING

**TUESDAY, APRIL 26, 2011 - 7:00 P.M.**

Commission members and alternates who are unable to attend the meeting are asked to call or email: [nrudek@westbrookct.us](mailto:nrudek@westbrookct.us) or [ldemaria@westbrookct.us](mailto: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 - 1587 Boston Post Road** (The Shops at Water's Edge) Public Hearing for a Special Permit for a proposed use of a Family Entertainment Center, to be operated in an existing building. Applicant: Michael Pill. NCD Zone District (35-day public hearing ends 5-31-11) (possible deliberation and vote)
2. **Accessory Apartments** Continued Public Hearing on amendments to the Zoning Regulations – Proposed Regulation for Accessory Apartments (new regulation-Sections 8.00.00 thru 8.00.06. (possible deliberation and vote)

### NEW BUSINESS:

#### Receipt of Applications:

1. **Z2011-04 - 54 Captain's Drive** - CAM (Coastal Area Management) Application for a proposed new construction of non-conforming residential structure, destroyed by fire in July 2011.house. CB Zone District – 0.38 acres (Property ID #195/015)
2. **Z2011-05 - 128 Little Stannard Beach** - CAM (Coastal Area Management) Application for the proposed demolition and new construction of a residential house on the south side of Little Stannard Beach Road. HDR Zone District,0.12 acres, (Property ID #182/022)

### OLD BUSINESS:

### MISCELLANEOUS:

### COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. Proposed Amendments for discussion – Proposed Junk Regulation

**COMMISSION BUSINESS MEETING:** *Cont'd*

4. **Bills:** *Zoning budget*

- Branse, Willis & Knapp: **\$493.00** (General Legal Invoice #27631 )
- Recording Secretarial Services: **\$122.91** (J. Aiken, 3/14/11 Spec. Mtg.)
- Recording Secretarial Services: **\$115.58** (K. Kelemen, 02/22/11, 03/22/11 Mtg.)
- WB Mason: \$ ( Misc. Office Supplies- Invoice #)
- Hartford Courant: **\$339.72** (Legal Notices – Inv.3717227)
- Mileage Reimbursement: **\$77.99** (ZEO mileage, 12/10 through 4/11)
- Woodard & Curran: **\$1,473.75** (Additional Review of proposed Lighting Regulation)
- Woodard & Curran: **\$1,732.50** (Draft Stormwater Regulations & Attendance @ mtg. & hearing)
- Ciel Inc. Printer Services :**\$102.18** (Printing fees for new regulation copies , Inv. # 37432)

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

\*\***Special Funds – Bond Releases**

**APPROVAL OF MINUTES:** March 22, 2011 Regular Meeting

**ADJOURNMENT**

Attested to: *Nancy J. Rudek*, ZEO