

# 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

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## AGENDA

### REGULAR MEETING

**TUESDAY, MAY 22, 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](mailto:nrudek@westbrookct.us) or [Idemaria@westbrookct.us](mailto:Idemaria@westbrookct.us) (399-3047) before 3:00 p.m. of the day of the meeting.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

### AGENDA ADDITIONS

### PUBLIC HEARING(S)

1. **Z2012-03a – 450 Spencer Plains Road** – *Continued* 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** – *Continued* 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)
3. **Z 2012-06 - 1881 Boston Post Road** – Public Hearing on a 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)* [35-day public hearing period ends 6-26-2012] (possible deliberation and vote)
4. **Z2012-09 - 250 Flat Rock Place (Middlesex Hospital)** – Public Hearing on a Proposed Text Amendment to the Development Standards in the TIC-65 Zone, Section 4.95.01 (c) of the Zoning Regulations [35-day public hearing period ends 06-26-2012] (possible deliberation and vote)
5. **Z2012-05 - Proposed Amendments to the Zoning Regulations** – Public Hearing on 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) [35-day public hearing period ends 6-26-2012] (possible deliberation and vote)

### OLD BUSINESS:

1. **Z2012-04 – 450 Spencer Plains Road “Ethan’s Landing”** – *Continued* Site Plan Application for proposed attainable 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 [application period extended 28 days to 05-22-2012]

### NEW BUSINESS:

### Receipt of Applications:

### MISCELLANEOUS:

1. **631 Boston Post Road** – Proposed Bliss Gourmet (formerly the General Store)

**COMMISSION BUSINESS MEETING:**

- 1. ZEO Report
- 2. Miscellaneous Correspondence
- 3. Bills: **Zoning budget report**

- Branse, Willis & Knapp: **\$1,863.70**
- Woodard & Curran: **\$**
- Nathan L. Jacobson Associates: **\$1,004.07**
- Recording Secretarial Services: **\$77.00**
- Recording Secretarial Services: **\$**
- Hartford Courant: **\$102.96**
- WB Mason: **\$20.43**
- Ciel: **\$8.00**

(General Legal Invoice #30069,30071,30072,30073,30074)  
 (Misc. eng consult, Inv #)  
 (Inv. #75695, 48 Elm Ave., #74675, 25 Menunketesuck,  
 #75857, General Flood Plain review)  
 (Heidi Wallace, 04/24/12 Attend meeting to record minutes)  
 (K. Kelemen, 04/24/12 transcription of minutes)  
 (Legal Notices – Inv. # 04/30/2012)  
 (Inv. #I04866133)  
 (Printing High School Site Plan)

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

- Nathan L. Jacobson Associates: **\$1,462.19**

(Z2012-04 (Review of Ethan’s Landing, \$213.94,  
 \$1,248.25 - 150% fund)

**\*\*Special Funds – Bond Releases**

- Zito Builders, Inc.: **\$2,990.00 + interest**
- 245 Toby Hill Road: **\$1,000.00**

(Z0814 - Request to Release 3-yr maintenance bond,  
 891 Boston Post Road)  
 Request for Release of Driveway Apron Bond

**APPROVAL OF MINUTES:**

- 1. Minutes of April 24, 2012

**EXECUTIVE SESSION:**

- 1. Performance Evaluation for ZEO

**ADJOURNMENT**

Attested to: *Nancy J. Rudek*, ZEO