

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
Chris Ehlert	- Secretary	Dwayne Xenelis	- Alternate
Tom Belval	- Member	Vacancy	- Alternate

AGENDA

REGULAR MEETING

TUESDAY, MAY 24, 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 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. **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. **Z2011-06 - 1316 Boston Post Road** – (Westbrook Ambulance Building) Application for proposed relocation of Town Fuel Tanks from current location at Town Municipal Garage to the Westbrook Ambulance Property (rear). Property ID# 177/031 *(65-day application period ends 7/28/11)*

OLD BUSINESS:

1. **Z2011-04 - 54 Captain's Drive** - Continued CAM (Coastal Area Management) Application for proposed new construction of a non-conforming residential structure, destroyed by fire in July 2011. CB Zone District 0.38 acres (Property ID #195/015) *[possible deliberation and vote]*
2. **Z2011-05 - 128 Little Stannard Beach** - Continued 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) *[possible deliberation and vote]*
3. **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]*

MISCELLANEOUS:

COMMISSION BUSINESS MEETING:

1. Proposed Amendments for discussion – Proposed Junk Regulation, Section 8.07.00 of the Zoning Regulations.
2. Fee Schedule-Draft revisions to Zoning Application Fees, authorized under Section 9-1 to replace Section 9-3(a) (2) Zoning Commission Fees (Town Code of Ordinances, Article 1).
3. Miscellaneous Correspondence
4. ZEO Report

COMMISSION BUSINESS MEETING: *Cont'd*

5. **Bills:** *Zoning budget*

- Branse, Willis & Knapp: \$ **1,232.50** (General Legal Invoice (Toyota) #27818, 27831)
- Recording Secretarial Services: \$ (K. Kelemen, 04/26/11 Mtg.)
- WB Mason: \$ **104.90** (Misc. Office Supplies- Invoice # 616439)
- Hartford Courant: \$ **87.12** (Legal Notices – Inv. 3721063)
- CAZEO-Dues: \$ **25.00** (L.DeMaria-Certification CZET)
- Woodard & Curran: \$ ()

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

****Special Funds – Bond Releases**

- 10 Peter's Trail – Request for Release of Driveway Apron Bond. \$ **1,000.00**
- 558 Horse Hill Road – Request for Release of Driveway Apron Bond. \$ **500.00**

APPROVAL OF MINUTES: April 26, 2011 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO