

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

SPECIAL JOINT MEETING OF THE Harbor Management Commission and Zoning Commission

TUESDAY, JUNE 25, 2013 – 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to email or call nrudek@westbrookct.us or 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): None

JOINT MEETING

1. Discussion of responsibilities of new Harbor Management Plan

REGULAR MEETING

NEW BUSINESS

RECEIPT OF APPLICATIONS

1. **ZC2011-014M** – **2 Pettipaug Road (The Lee Co)** – Proposed Modifications to previously approved Special Permit, requested under Sections 7.60.01 and 7.60.03 of the Zoning Regulations. *(65-day application period ends 8/29/2013) [possible deliberation and vote]*

OLD BUSINESS:

1. **ZC2013-012** - **121 Little Stannard Beach Road** – *Continued.* Coastal Area Management Application (CAM) for raising existing residential house to meet FEMA/flood Requirements, with an addition on the west side of the house that meets Zoning setback regulations, as proposed on Site Plan. *(65-day application period ends 08/01/2013) [possible deliberation and vote]*

MISCELLANEOUS:

COMMISSION BUSINESS:

1. ZEO Report

2. Miscellaneous Correspondence

3. Bills: Zoning budget report

- Branse, Willis & Knapp: **\$1,567.50** (General Legal Invoice #33165, 33167)
- Recording Secretarial Services: **\$202.95** (K. Kelemen, May 28, 2013 minutes)
- Nathan L. Jacobson & Assoc., Inc.: **\$1,060.80** (Flood Engineering Reviews – Inv. #77802, 77803, 77968, 77969, 77970)
- Nancy J. Rudek: **\$108.79** (Mileage-Inspections & 2-day travel/parking to National Flood Conf.)

* 150% Special Funds-Consulting Services

- Branse, Willis & Knapp: **\$66.00** – Review of Bessoni 8-30g Modification

****Special Funds – Bond Releases**

Release of Outstanding Bonds

150% Bonds for Professional Reviews

• 5 Pequot Park – Medical Offices (Eng/Legal)	\$1,889.00
• Built Right Homes (1961 BPR – Eng/Legal)	\$1,140.00
• Built Right Homes (1961 BPR – Eng/Legal)	\$6,278.50
• Hammock Rd Silverbrook West (Eng/Legal)	\$2,001.50
• Hill Farms (Eng/Legal)	\$2,853.11
• Stop & Shop, Flat Rock Place (Eng/Legal)	\$12,519.95
• Water’s Edge, 1525 Boston Post Rd (Legal)	\$7,335.55

Performance Bonds

• Salt Island Properties, LLC (2046 Boston Post Rd)	\$1,363.67
• Salt Island Properties, E&S (2046 Boston Post Rd)	\$ 555.09

Driveway Bonds

• 14 Christina Lane	\$1,000.00 (no driveway, not constructed)
• 203 Kenrose Terrace	\$ 500.00 (still gravel)
• 140 Osprey Circle	\$ 500.00
• 340 Toby Hill Road	\$ 500.00
• 138 Second Avenue	\$1,000.00 (still gravel)
• 630 Old Clinton Road	\$5,500.00

APPROVAL OF MINUTES: Meeting Minutes of May 28, 2013

ADJOURNMENT

Attested to: Nancy J. Rudek, ZEO