

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

AMENDED AGENDA

REGULAR MEETING

TUESDAY, JUNE 26, 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. **Z2012-12 – 1950 Boston Post Road (Pudder's)** – Public Hearing on a 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 (*35-day public hearing period ends 07-31-2012*)
2. **Z2012-13 – 1950 Boston Post Road (Pudder's)** – Request to postpone commencement of public hearing, initially set for June 26, 2012 for a Special Permit Application to allow 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*)

NEW BUSINESS:

Receipt of Applications:

1. **Z2010-07M – 631 Boston Post Road** (Bliss Gourmet, formerly the *General Store* at Pilot's Point Marina) – Application for Modification of Special Permit of previously approval to allow the installation of walk-in coolers at rear of existing structure. (Original approval on 6/22/2010 -- Owner: Brewer's Pilot's Point Marina / Applicant: John DeFrino (*65 day application period ends 8/30/2012*))
2. **Z2012-16 – 316 Essex Road** Special Permit or Site Plan Application to allow for the conversion of existing residential structure to be used as Nutrition-Food System's Planning Professional Office, as granted by ZBA Variance #2012-05 Owner/Applicant: Eve Barakas (*65 day application period ends 08/30/2012*)
3. **Z2012-17 – 209 Old Mail Trail** – CAM-Coastal Area Management Application involving the demolition of an existing house in Flood Zone VE and reconstruction of new residential structure to be in compliance with Zoning and FEMA Regulations, located in the Coastal Management Area. Owner/Applicant: Dominick DeMartino (*65 day application period ends 8/30/2012*)
4. **Z0908Mb – 1525 Boston Post Road** (The Villa's at Water's Edge) Application for Modification of Special Permit of previously approvals (Villas & Swimming Pool) to allow modifications to the project as noted on documents. Original Special Permit approved on 9/22/09. **Z0908Ma** approved on 11/22/11. Owner/Applicant: DGG Properties (*65 day application period ends 8/30/2012*)
5. **Z2012-18 – 747 Boston Post Road** - Site Plan Application for proposed restaurant/take-away food truck. Owner: George Pytlik / Applicant: Keith Erbe (*65 day application period ends 08/30/2012*)

6. **2012-19 – 240 Salt Island Road – Map/Lot #182/106** - Coastal Area Management
Application (CAM) Review for raising a substantially damaged house, due to Tropical Storm Irene, to meet FEMA Standards. Applicant: Manny Pires (*65-day application period ends 8-30-12*)

OLD BUSINESS: *None*

MISCELLANEOUS: *None*

COMMISSION BUSINESS MEETING:

1. ZEO Report
 2. Miscellaneous Correspondence
 3. **Bills:** ***Zoning budget report***
 - Branse, Willis & Knapp: **\$693.00** (General Legal Invoice #30259, 30261, 30281)
 - Woodard & Curran: **\$2,179.06** (Misc. eng consult, Inv. #91821, 91865, 92180)
 - Recording Secretarial Services \$ (K. Kelemen, Minutes)
 - Hartford Courant: \$ (Legal Notices – Inv. #)
 - Mileage Reimbursement: **\$53.84** (ZEO Mileage for 3/21/12 thru 5/15/12)
 - Ciel, Inc.: **\$67.50** (Print regulation amendments, Inv.# 39220)
 - Conference Reimbursement **\$35.00** (ZEO Attendance @ Hot Topics/Legislative Update 6/22/12)
- * **150% Special Funds-Consulting Services**
- Woodard & Curran: **\$6,983.75** – Review of Lee Company (Z2011-14)
 - Branse, Willis & Knapp: **\$1,270.50** – Ethan’s Landing, 8-30g
 - Nathan L. Jacobson Associates: **\$609.57** – Ethan’s Landing, 8-30g

****Special Funds – Bond Releases**

APPROVAL OF MINUTES:

1. Meeting Minutes of May 22, 2012

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO