

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, JUNE 28, 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. **Z2011-06 - 1316 Boston Post Road** – (Westbrook Ambulance Building) Public Hearing on a Special Permit Application for proposed relocation of Town Fuel Tanks from current location at Town Municipal Garage to the Westbrook Ambulance Property. Property ID# 177/031 (35-day public hearing period ends 8-2-11)

NEW BUSINESS:

Receipt of Applications:

1. **Z2011-07 - 60 Chapman Beach Road** – Coastal Area Management Application (CAM) for the proposed construction of a new single family residential house on a vacant lot of record. (Property ID#180/018) (65-day application period ends 9-1-11)
2. **Z2011-08-Duck Island Landing** – Special Permit Application for a proposed development of 3 residential apartment buildings with 13 units (32 bedrooms) and associated site improvements on a 1.5 acre parcel - south side of Boston Post Road, NCD Zone District, Flood Zone AE, Property owned by Pilots Point Marina, Inc. (Property ID#188 /Lot #020) (65-day application period ends 9-1-11)
 - 2a. **Z2011-08a** - Coastal Area Management Application (CAM) associated with Special Permit Z2011-08.
3. **Z2011-09-Marina Way Landing** – Special Permit Application for a proposed development of 3 residential apartment buildings with 14 units (33 bedrooms) and associated site improvements on a 2.9 acre parcel - south side of Boston Post Road, NCD Zone District, Flood Zone AE, Property owned by Pilots Point Marina, Inc. (Property ID#188/Lot #020) (65-day application period ends 9-1-11)
 - 3a. **Z2011-09a** - Coastal Area Management Application (CAM) associated with Special Permit Z2011-09.

OLD BUSINESS:

MISCELLANEOUS:

1. **Z0208 - 1160 Boston Post Road** – Informal discussion regarding modifications to landscaping (Previously approved Special Permit Z0208-7/23/02).

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Possible Amendments for discussion – Proposed Junk Regulation, Section 8.07.00 of the Zoning Regulations.
3. Miscellaneous Correspondence

4. **Bills: Zoning budget**

- Branse, Willis & Knapp: **\$203.00** (General Legal Invoice #28032, 28033)
- Recording Secretarial Services: **\$83.21** (K. Kelemen, 05/31 /11 Mtg.)
- WB Mason: **\$97.91** (Misc. Office Supplies- Invoice #695697)
- Hartford Courant: **\$123.80** (Legal Notices – Inv. 3725928)
- Mileage Reimbursement: **\$138.21** (Nancy J. Rudek/ZEO mileage, 4/12 -- 6/21/11)
- Woodard & Curran: **\$1057.25** (Lighting & Stormwater Regs Inv# 83831, 83832)
- Ciel Inc. Printer Services :**\$43.29** (New regulation copies, Inv. #37776)
- CCAPA: **\$35.00** (Hot Topics-Land Use Law Seminar , Hartford- N. Rudek 06/10/11)

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

****Special Funds – Bond Releases**

APPROVAL OF MINUTES: May 26, 2011 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO