

# 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

### REGULAR MEETING

**TUESDAY, JULY 24, 2012 – 7:00 P.M.**

Commission members and alternates who are unable to attend the meeting are asked to email or call [nrudek@westbrookct.us](mailto:nrudek@westbrookct.us) or [LDeMaria@westbrookct.us](mailto: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)

1. **Z2012-12 – 1950 Boston Post Road (Pudder's)** – *Continued* 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 or accessory use and 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)** – Public Hearing on a Special Permit Application for a proposed Miniature Golf Course, a commercial building for a restaurant use and an 11-room Inn, and a recreational equipment rental center. Owner/Applicant: Leroy J. Holdmeyer [*25-day extension granted to commence hearing – public hearing period ends 7/24/12*]
3. **Z2012-16 – 316 Essex Road** – Public Hearing on a Special Permit 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 Barakos (*35-day public hearing period ends 08-28-12*)
4. **Z2012-11 - 250 Flat Rock Place (Middlesex Hospital)** – *Continued* public hearing on a Special Permit application for a proposed Emergency/ambulatory outpatient medical care facility and accessory emergency medical care facility helistop. [(*6-day*) extension granted - public hearing period ends 7/24/12]

#### NEW BUSINESS

#### RECEIPT OF APPLICATIONS

1. **Z2012-20 – 63 Pilot's Point Drive** Petition to Amend the Zoning Map from Neighborhood Residential District (NCD) to Commercial Boating District (CB)--parcels located on Boston Post Road/Map/Lot 184/084  
Applicant: H. Brain Dumeer
2. **Z2012-021 – 23 Westbrook Industrial Park Road, Building 2** – Special Permit Application for a General Auto Repair Facility, excluding auto-body repair. Applicant: Robert Ellis, Sr. [Map/Lot 167/061]  
(*65 day application period ends 10/13/2012*)

#### OLD BUSINESS

1. **Z2012-17 – 209 Old Mail Trail** – [CAM] -*Continued* Coastal Area Management Application – **Withdrawn**
2. **2012-19 – 240 Salt Island Road** – [CAM] - *Continued* Coastal Area Management Application  
Review for raising a substantially damaged house, due to Tropical Storm Irene, to meet FEMA Standards [Map/Lot #182/106] Owner/Applicant: Manny Pires (*65-day application period ends 08-30-2012*)
3. **Z0908Mb – 1525 Boston Post Road** (The Villa's at Water's Edge) *Continued* Application for Modification of Special Permit (under Sect. 7.60.00) of previously approvals (Villas & Swimming Pool) to allow modifications to the project as noted on submitted documents. Original Special Permit approved on 9/22/09. **Z0908Ma** approved on 11/22/11. Owner/Applicant: DGG Properties. (*65 day application period ends 08-30-2012*)

**MISCELLANEOUS:**

**COMMISSION BUSINESS:**

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

- Branse, Willis & Knapp: **\$858.00** (General Legal Invoice #30436, 30438, 30439, 30437)
- Woodard & Curran: **\$743.68** (Misc. eng consult, Inv. # 92603, 92607)
- Recording Secretarial Services **\$484.00** (K. Kelemen, May 2012, transcribe tape Minutes)
- Hartford Courant: **\$506.88** (Legal Notices – Inv. # May 2012, June 2012 notices)
- App Geo: **\$500.00** (Map overlays, Inv #14494)

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

- Nathan L. Jacobson: **\$342.19** – Review of Ethan’s Landing 8-30g
- Woodard & Curran: \$ \_\_\_\_\_ – Review of \_\_\_\_\_
- Branse, Willis & Knapp: \$ \_\_\_\_\_ – Review of \_\_\_\_\_

**\*\*Special Funds – Bond Releases**

- 630 Old Clinton Road-**\$500.00** - Driveway Apron Bond Release

**APPROVAL OF MINUTES:**

1. Meeting Minutes of June 13, 2012, Special Meeting
2. Meeting Minutes of June 26, 2012, Regular Meeting

**ADJOURNMENT**

Attested to: *Nancy J. Rudek*, ZEO