

TOWN OF WESTBROOK

ZONING COMMISSION

MULTI-MEDIA ROOM, MULVEY MUNICIPAL CENTER
866 Boston Post Road, Westbrook, CT 06498

COMMISSION:

Tony Marino	- Chairman	Vacancy	- Secretary
Harry Ruppenicker, Jr.	- Vice Chairman	Tom D'Antico	- Alternate
Lee Archer	- Member	Dwayne Xenelis	- Alternate
Tom Belval	- Member	Vacancy	- Alternate

AGENDA

REGULAR MEETING

TUESDAY, JULY 26, 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. **Public Hearing on proposed Amendments to the Zoning Regulations:**
 - Section 2.40.08 – Junk Definition Amendment
 - Sections 8.07.00 thru 8.07.08 – Junk Regulation Amendments

NEW BUSINESS:

Receipt of Applications: None

OLD BUSINESS:

1. **Z2011-07 - 60 Chapman Beach Road** – Continued 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)

MISCELLANEOUS:

1. **Z0908 – 1525 Boston Post Road** - Villas on the Sea - Water's Edge Resort & Spa – Discussion of proposed amendment to previous approval to eliminate the 'green roof'.

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. **Bills: Zoning budget**
 - Branse, Willis & Knapp: **\$304.50** (General Legal Invoice #28239,28240)
 - Recording Secretarial Services: **\$73.96** (K. Kelemen, 6/28/11Mtg.)
 - WB Mason: \$_____ (Misc. Office Supplies- Invoice # _____)
 - Ciel-Printing: **\$144.00** (Printing of site plans – 25 Menunketesuck)
 - Hartford Courant: **\$95.04** (Legal Notices – Inv. 3730303)
 - * **150% Special Funds-Consulting Services**
 - **Z0913 – 1248 Boston Post Road** Portabella's Restaurant – Request release of remaining balance of engineering review fees. \$992.50

****Special Funds – Bond Releases**

APPROVAL OF MINUTES: June 28, 2011 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO