

TOWN OF WESTBROOK

ZONING COMMISSION

MULTI MEDIA ROOM, MULVEY MUNICIPAL CENTER

866 Boston Post Road
Westbrook, CT 06498

COMMISSION:

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

AGENDA

REGULAR MEETING

TUESDAY, AUGUST 26, 2014 – 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)

1. **ZC2006-02M - 1306 Boston Post Road** – *Continued Public Hearing* for a Special Permit Modification Application to previously approved permit Z0602. Proposal involves a single family residence, a two-family residence, and bakery establishment. (Sections 4.52.03, 4.52.06a & 4.52.06b). Property owner: 1306 Post Rd LLC (35-day public hearing period ends 7/29/14) (28-day extension ends 8/26/14) [possible deliberation & vote]
2. **ZC2014-012 - 36 Westbrook Place** – (Property ID: 176/125), *Public Hearing on the* Special Permit Application for the removal of existing building and construction of new building for office use. Property owner: CMS Real Estate LLC (35-day public hearing period ends 9-04-14) [possible deliberation & vote]
 - 2a. **ZC2014-012 – 36 Westbrook Place** – (Property ID: 176/125) Coastal Area Management (CAM) Application associated with Special Permit ZC2014-012, 36 Westbrook Place. (35-day public hearing period ends 9-04-14) [possible deliberation & vote]
3. **ZC2014-016 - 1201 Boston Post Road** – Special Permit Application for a proposed Structure to house vehicles as an Accessory Use to the Principal Use – CTC Zone – Map/Lot #176/005 - Property owner: The Dohnna LLC (35-day public hearing period ends 9-29-14) [possible deliberation & vote]
 - 3a. **ZC2014-016 – 1201 Boston Post Road** - Coastal Area Management (CAM) Application associated with Special Permit Application ZC2014-016, Map/Lot #176/005. Property owner: The Dohnna LLC (35-day public hearing period ends 9-29-14) [possible deliberation & vote]
4. **ZC2014-008 - Proposed Regulation Amendment for Donation Bins** – New Section 8.26.00 - Town of Westbrook Application. [possible deliberation & vote]

REGULAR MEETING

Possible deliberation and vote of Public Hearings:

1. ZC2014-002M
2. ZC2014-012 & CAM
3. ZC2014-016 & CAM
4. ZC2014-008

NEW BUSINESS:

RECEIPT OF APPLICATIONS

1. **ZC2014-018 – Pilots Point Marina** – Map/Lots #184/130 & 131 - Site Plan Application for re-grading dredge spoils to create perimeter berms around boat storage area under Section 11.42.00. Property owner: Pilot's Point Marina (65-day application period ends 10/30/2014) [possible deliberation & vote]
2. **ZC2014-019 - Proposed Regulation Amendment for Solar Energy projects** – New Section 8.27.00 – Town of Westbrook Application. [set public hearing date]

RECEIPT OF APPLICATIONS: *Cont'd*

- 3. **ZC2014-020 – 110 Boston Post Road (Off The Hook Restaurant)** - Site Plan Application to allow an accessory use (outside entertainment) to the primary use (restaurant). *(65-day application period ends 10/30/2014) [possible deliberation & vote]*

OLD BUSINESS:

- 1. **ZC2014-010 – 92 Captain’s Drive** – Continued Coastal Area Management (CAM) Application for a proposed retaining wall. Property owner: Julia Keith *(65-day application period ends 7/31/14) (65-day extension ends 10/4/14) [possible deliberation & vote]*
- 2. **ZC2014-015 - 170 Fiske Lane** – Continued Coastal Area Management (CAM) Application for a proposed single-family house on a vacant lot. Map/Lot #182/205 Property owner: Isabella Fusillo *(65-day application period ends 9-25-14) [possible deliberation & vote]*
- 3. **ZC2014-017 – 13 Bluff Street** – Continued Coastal Area Management (CAM) Application to raise existing house and relocate within setbacks to meet FEMA regulations. Map/Lot #196/038, Property owner: Mary Surette *(65-day application period ends 9-25-14) [possible deliberation & vote]*

MISCELLANEOUS:

- 1. **Blight Ordinance for discussion**

COMMISSION BUSINESS

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

- Branse & Willis, LLC: **\$148.00** (General Legal Invoice #36398)
- Recording Secretarial Services: **\$189.79** (K. Kelemen, July 2014 minutes)
- Hartford Courant: **\$226.76** (Legal Ad, Invoice #1432090)
- WB Mason: \$ (Inv. #)
- Annual Conf – CT Assoc of Flood Mgrs: **\$65.00** (10-29-14, Water’s Edge – ZEO to attend)
- Nathan L. Jacobson & Assoc., Inc.: **\$385.05** (Flood Reviews – General Consult & 170 Fiske Ln.)

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

- Woodard & Curran: \$_____ - Review of 1961 Boston Post Road
- Branse & Willis, LLC: **\$4,218.00** – Review of 1961 Boston Post Road

****Special Funds – Bond Releases**

- Hill Farm – Richard Vicino **\$5,000.00** – Performance Bond (Remaining amount, pending repair of forbay)
- 329 Toby Hill Rd - **\$1,000.00** – Release of Driveway Apron Bond
- 20 Pointina Rd - **\$1,000.00** – Release of Driveway Apron Bond

APPROVAL OF MINUTES: Regular Meeting Minutes of July 22, 2014

ADJOURNMENT

Attested to: *Nancy J. Radek*, ZEO