

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, AUGUST 28, 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 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)

NEW BUSINESS

RECEIPT OF APPLICATIONS

1. **ZC2008-012M – 1961 Boston Post Road** – Application for Modification to Special Permit under Section 7.60.03. Previously approved multi-family development with offices in existing structure (former Dibble House). Original Special Permit approved on 11/6/2008. Owner/Applicant: Peter Boccarossa. *(65-day application period ends 11/20/12) [possible deliberation and vote]*
2. **ZC2012-024 – 1283 Boston Post Road (The Daily Grind)** – Site Plan Application for a Proposed Retail Use in a portion of commercial structure at 1283 Boston Post Road (CTC Zone). *(65-day application period ends 11/20/12) [possible deliberation and vote]*
3. **ZC2012-025 – 2000 Boston Post Road (Vintage Motorcars)** – Application for Map Amendment to change the zone of a portion (.42 acre) of the lot from the current MDR zone to the NCD Zone, which would place the entire parcel in the NCD Zone District. *(65-day application period ends 11/20/12) [set hearing date]*

OLD BUSINESS

1. **Z2012-16 – 316 Essex Road** – 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 *(Public Hearing closed 7-24-12 - 65-day decision period ends 09-27-2012) [possible deliberation and vote]*
2. **Z2012-11 - 250 Flat Rock Place (Middlesex Hospital)** – Special Permit application for a proposed Emergency/ambulatory outpatient medical care facility and accessory emergency medical care facility helistop. *(Public Hearing closed 7-24-12 - 65-day decision period ends 09-27-2012) [possible deliberation and vote]*
3. **Z2012-19 – 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) [possible deliberation and vote]*
4. **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) [possible deliberation and vote]*

MISCELLANEOUS:

Set Hearing dates:

1. Proposed Amendments to Section 5.00.00 of the Zoning Regulations for Revised Flood Mapping.
2. Proposed Amendments to Sections 12.21.02 & 12.21.05 to the Zoning Regulations for ZBA Notifications.

COMMISSION BUSINESS:

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

- Branse, Willis & Knapp: **\$1,320.00**
- Woodard & Curran: \$
- Recording Secretarial Services: **\$412.78**
- Hartford Courant: **\$190.08**
- Nathan L. Jacobson & Assoc.: **\$672.38**
- So. New England Conference (Htfd)

(General Legal Invoice # 30762,30763,30764,30765,30766)
(Misc. eng consult, Inv. #)
(K. Kelemen, 06/13, 06/26, 07/24, Minutes)
(Legal Notices – Inv. # July legal notices)
(In. #76506-209 Old Mail Tr., In. #76507-240 Salt Is. Rd.)
(Two-day conference as non-member of American Planning Association, evening reception - \$260.00 9/20/12 & 9/21/12)

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

- Woodard & Curran: **\$5,375.00** – Review of Middlesex Hospital
- Woodard & Curran: **\$487.50** – Review of lighting plan for The Lee Co (Bldg. 82).

****Special Funds – Bond Releases**

APPROVAL OF MINUTES:

1. Meeting Minutes of July 24, 2012, Regular Meeting

ADJOURNMENT

Attested to: Nancy J. Rudek, ZEO