

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, SEPTEMBER 25, 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)

1. **Z2012-20 – 63 Pilot's Point Drive** Public Hearing on a Petition to Change the Zoning Map. New Parcel numbers involved are:#s 130, 131, 132, 133, on Assessor's Map #184. Current zone on parcels is NCD/Neighborhood Commercial District, being proposed as CB/Commercial Boating District. Property owned by Brewer's Pilots Point Marina and located on the south side of Boston Post Road. Applicant: H. Brian Dumeer
(35-day public hearing period ends 10/30/2012) [possible deliberation & vote]

NEW BUSINESS

1. **Z0719 – Pilot's Point North Yard Club House** – Request for 6-month extension on the Special Permit, originally approved on 11/27/2007 for an addition to the Yacht Sales Building, new clubhouse addition to existing pavilion & relocation of hoop house. A Modification (Z0719M) was granted on 8/23/11 to reconfigure the Club House, with no change to original Conditions of Approval. *(if granted, extension would be valid through 5/27/2013).*
2. **Z2011-08 – Pilot's Point/Duck Island Landing** – Request for 6-month extension on the Special Permit, approved on 11/11/11 for a residential development of 13 units in 3 buildings. *(if granted, extension would be valid through 5/11/2013).*
3. **Z2011-09 – Pilot's Point/Marina Way Landing** - Request for 6-month extension on the Special Permit, approved on 11/11/11 for a residential development of 14 units in 3 buildings *(if granted, extension would be valid through 5/11/2013).*
4. **Zoning Meeting Dates for 2013**

RECEIPT OF APPLICATIONS

OLD BUSINESS

MISCELLANEOUS:

COMMISSION BUSINESS:

1. ZEO Report
2. Miscellaneous Correspondence

COMMISSION BUSINESS: Cont'd

3. **Bills: Zoning budget report**

- Branse, Willis & Knapp: **\$528.00** (General Legal for Water's Edge, Gometz v Town of Westbrook, Invoice #30931, 30930)
 - Recording Secretarial Services: **\$135.30** (K. Kelemen, 08/28/12 Minutes)
 - ZEO Mileage: **\$26.64** (N. Rudek, 7/2/12 through 9/17/12)
 - Residential Flood Reviews: **\$519.57** (Geoffrey Jacobson- review of 3 residential properties in flood hazard area, Invoice #76682, 76683, 76684)
 - Woodard & Curran: \$ (Misc. eng consult, Inv. #)
 - Hartford Courant: \$ (Legal Notices – Inv. #)
- * **150% Special Funds-Consulting Services**
- Woodard & Curran: \$_____ – Review of _____
 - Branse, Willis & Knapp: **\$297.00** – Review of Ethan's Landing 8-30g

****Special Funds – Bond Releases**

APPROVAL OF MINUTES:

1. Meeting Minutes of August 28, 2012, Regular Meeting

ADJOURNMENT

Attested to:

Nancy J. Rudek, ZEO