

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 |

AMENDED AGENDA

REGULAR MEETING

TUESDAY, SEPTEMBER 27, 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 Idemaria@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)

- Z2011-08-Duck Island Landing** – Special Permit Application for a proposed development of 3 residential apartment buildings with 13 units (32 bedrooms) and associated site improvements on a 1.5 acre parcel - south side of Boston Post Road, NCD Zone District, Flood Zone AE, Property owned by Pilots Point Marina, Inc. (Property ID#188 /Lot #020) (*Postponed commencement of hearing to 09-27-11 / 35-day public hearing period ends 1-01-11*)
 - Z2011-08a** - Coastal Area Management Application (CAM) associated with Special Permit Z2011-08.
- Z2011-09-Marina Way Landing** – Special Permit Application for a proposed development of 3 residential apartment buildings with 14 units (33 bedrooms) and associated site improvements on a 2.9 acre parcel - south side of Boston Post Road, NCD Zone District, Flood Zone AE, Property owned by Pilots Point Marina, Inc. (Property ID#188/Lot #020) (*Postponed commencement of hearing to 09-27-11 / 35-day public hearing period ends 11-01-11*)
 - Z2011-09a** - Coastal Area Management Application (CAM) associated with Special Permit Z2011-09.

NEW BUSINESS:

Receipt of Applications:

- Z0908Ma – 1525 Boston Post Road (Water's Edge)** Modification to Special Permit for accessory use involving reconfiguration of existing swimming pool. (*65-day application period ends 12-01-11* (original application approved on 9-22-09 for a new Villa Building)
 - Z0908a** - Coastal Area Management Application (CAM) associated with Modification to Special Permit Z0908Ma.

OLD BUSINESS:

- 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-extension granted to 09-27-11*)
- Z2011-10 - Brewer's Pilot's Point Marina** (Access Road to South yard of Pilot's Point Marina) – Continued Coastal Area Management (CAM) Application for proposed improvements involving raising surface grade of a portion of a private access drive and repaving a portion of the drive. (*65-day application period ends 10-27-11*)

OLD BUSINESS: *Cont'd.*

- 3. **Floodplain Regulations** - Review of Proposed Amendments to Floodplain Regulations – Section 5.00.00.
(Public Hearing scheduled for October 25, 2011)

MISCELLANEOUS:

COMMISSION BUSINESS MEETING:

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

- Branse, Willis & Knapp: **\$940.50** (General Legal Invoice #28641, 28644)
- Recording Secretarial Services: **\$36.98** (K. Kelemen, 08/23/11 Mtg.)
- Hartford Courant: **\$203.00** (Legal Notices – Inv. 3738772)
- Woodard & Curran: **\$805.00** (Menunketesuck Rd/Town drainage concerns/attendance at Meeting with Town Staff)
- Mileage Reimbursement **\$83.14** (ZEO Mileage from 6-29 through 9-20-11)
- CAZEO **\$60.00** (Presentation of CZET Certification to L. DeMaria at 10-05-11 Business Meeting)

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

- Woodard & Curran: **\$7,153.80** (Z2011-08 & 09 – Duck Island & Marina Way Island Multi-Family Residential Project- Task Order Z-005)

****Special Funds – Bond Releases**

- 4. Enforcement

APPROVAL OF MINUTES: August 23, 2011 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek*, ZEO