

**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

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## AMENDED AGENDA

### SPECIAL MEETING

TUESDAY, NOVEMBER 15, 2016 – 7:00 P.M.

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#### CALL TO ORDER

#### ESTABLISHMENT OF QUORUM

#### AGENDA ADDITIONS

#### PUBLIC HEARING(s)

#### REGULAR MEETING

Possible deliberation and vote on Application(s): ZC2016-011, ZC2016-015

#### RECEIPT OF APPLICATIONS

1. ZC2016-013 – Regulation Amendment Application to allow Wellness Centers in the NCD Zone by Site Plan Review. Applicant: Town of Westbrook (set public hearing date)
2. ZC2016-014 – 1587 Boston Post Road – Parcel ID#181/184 – Site Plan Application for a 3,250 S.F. Wellness Center. Applicant: Dana Brown Owner: 1551 Boston Post Road Associates, LLC (receive & continue to 12/20/16 meeting. 65-day application period ends 1/26/17)
3. ZC2016-015 – 156 McVeagh Road and 66 McVeagh Road – Parcel ID#161/006 and 007 – Minor Modification to a Special Permit to allow (1) 8 ft x 8 ft shed and (2) 14 ft x 26 ft sheds for storage. Applicant: Lesley Wysocki Owner: Town of Westbrook (65-day application period ends 1/26/17)

#### NEW BUSINESS

1. ZC2016-011 – 174 Boston Post Road – Parcel ID#187/152 – Site Plan Application for a Barbershop/Retail business re-location. Applicant: Jennifer Scott Owner: Al Redway. (65-day application period ends 12/1/16)
2. ZC2016-015 – 156 McVeagh Road and 66 McVeagh Road – Parcel ID#161/006 and 007 – Minor Modification to a Special Permit to allow (1) 8 ft x 8 ft shed and (2) 14 ft x 26 ft sheds for storage. Applicant: Lesley Wysocki Owner: Town of Westbrook (65-day application period ends 1/26/17)

#### MISCELLANEOUS

1. Zoning Regulation Update

#### COMMISSION BUSINESS

1. ZEO Report
2. Bills: Zoning budget report
  - Branse & Willis, LLC: **\$555.00** (General Legal Inv. #41986, 70 Captains Dr. Inv. #41988)
  - Recording Secretarial Services: **\$75.03** (K. Kelemen, October 25, 2016 minutes)
  - Hartford Courant: **\$100.86** (Legal Ad, Published 9/20/16)
  - Nathan L. Jacobson & Assoc., Inc.: **\$203.55** (Flood Reviews, 127 Salt Island Road)
3. **Executive Session** – Pending Litigation

APPROVAL OF MINUTES: Regular Meeting Minutes of October 25, 2016

#### ADJOURNMENT

Attested to: Lisa DeMaria, Assistant CZEO