

**ZONING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 25, 2014
7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

Members Present: Vice Chairman Harry Ruppenicker Jr., Regular Member Mike Engels, Regular Member Dwayne Xenelis, Alternate Member Linda Nolf and ZEO Nancy Rudek.

CALL TO ORDER: The meeting was called to order by Vice Chairman Harry Ruppenicker Jr. 7:02 p.m.

ESTABLISHMENT OF QUORUM:
Linda Nolf was seated as a voting member for Lee Archer.

AGENDA ADDITIONS:
None.

PUBLIC HEARINGS:
1. ZC2014-019 – Proposed Regulation Amendment for Solar Energy projects – Public Hearing on New Section 8.27.00 – Town of Westbrook Application:
Upon a motion by Mike Engels, seconded by Linda Nolf, it was:
VOTED: Unanimously to continue this Public Hearing to the December 16, 2014 Meeting to be held at 7:00 p.m. in the Multi-Media Room at the Mulvey Municipal Center.

REGULAR MEETING:
Possible deliberation and vote of Public Hearings:
1. ZC2014-019:
The Public Hearing on this application was continued to December 16, 2014.

NEW BUSINESS:
1. Zoning Budget – Proposed budget for Fiscal Year 2015/2016:
Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:
VOTED: Unanimously to table this item until the December 16, 2014 meeting.

RECEIPT OF APPLICATIONS:
1. ZC-2014-021 – 198 Essex Road – Special Permit Modification to replace the existing attached canopy with a detached canopy. Applicant/Owner: Soubi Toma, Agent: Barry Unger Associates, Inc. (Application period ends 01-29-2015. Set Public Hearing date):
Upon a motion by Dwayne Xenelis, seconded by Linda Nolf, it was:
VOTED: Unanimously to accept Application ZC-2014-021 and to set a Public Hearing for December 16, 2014 to be held at 7:00 p.m. in the Multi-Media Room at the Mulvey Municipal Center.

OLD BUSINESS:
None.

MISCELLANEOUS:

None.

COMMISSION BUSINESS:

1. ZEO Report:

Distributed and discussed.

2. Miscellaneous Correspondence:

1. Copy of current fiscal year budget.

3. Bills:

The following bills were paid out of the Operating Budget:

Branse & Willis, LLC: \$1,979.50 for Invoice #36908, 36909.

Kathleen Kelemen: \$47.50 – Secretarial duties.

Hartford Courant: \$154.91 – Legal Ad – Invoice #1552865

Nancy Rudek: \$118.96 – Mileage 7/1/14 – 11/10/14

150% Special Funds – Consulting Services:

None.

Special Funds – Bond Releases

None.

APPROVAL OF MINUTES – Regular Meeting – October 28, 2014

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting of October 28, 2014, as submitted.

ADJOURNMENT:

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to adjourn at 7:16 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary