

# 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, DECEMBER 18, 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](mailto:nrudek@westbrookct.us) or [LDeMaria@westbrookct.us](mailto: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. ZC2012-029 – Amendments to Zoning Regulations** – Public Hearing on Proposed Amendments to Section 5.00.00, Floodplain Management Area, revised Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) associated with the Coastal re-delineation from Middlesex County. Applicant: Town of Westbrook.
- 2. ZC2012-030 – Amendments to Zoning Regulations** – Public Hearing on Proposed Amendments to Sections 12.21.02 and 12.21.05, associated with ZBA procedures. Applicant: Town of Westbrook.

### NEW BUSINESS

- 1. FY 13/14 Zoning Budget** (*Proposed budget due 12/28/12*)

### RECEIPT OF APPLICATIONS

- 1. ZC2012-033** – Proposed Amendment to the Zoning Regulations – Section 2.10.05 - Changes to Non-Conforming Uses. Applicant: Town of Westbrook (*Set Public Hearing date for 1/22/13*)
- 2. ZC2012-034** – Proposed Amendment to the Zoning Regulations – Section 4.31.04 - Accessory Buildings Applicant: Town of Westbrook (*Set Public Hearing date for 1/22/13*)
- 3. ZC2012-035** – Proposed Amendment to the Zoning Regulations – Section 12.00.00 - Administrative Permits Applicant: Town of Westbrook (*Set Public Hearing date for 1/22/13*)

### COMMISSION BUSINESS:

- ZEO Report
- Miscellaneous Correspondence
- Bills: Zoning budget report**
  - Branse, Willis & Knapp: **\$1,155.00** (General Legal Invoice #31448 & 31473-pending litigation matters)
  - Woodard & Curran: **\$** (Misc. eng consult, Inv. # )
  - Recording Secretarial Services: **\$90.20** (K. Kelemen, November 2012 Mins.)
  - Hartford Courant: **\$** (Legal Notices – Inv. # )
  - WB Mason: **\$18.90** (Supplies, Inv. #I08374634)
  - Jacobson & Associates: **\$1,253.08** (Flood Review of 5 residential properties)

### APPROVAL OF MINUTES:

- Meeting Minutes of November 27, 2012 Regular Meeting

### ADJOURNMENT:

Attested to: *Nancy J. Rudek*, ZEO