

# 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
Chris Ehlert	- Secretary	Dwayne Xenelis	- Alternate
Tom Belval	- Member	Vacancy	- Alternate

## AMENDED AGENDA

### REGULAR MEETING

**TUESDAY, DECEMBER 28, 2010 - 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) (399-3047) before 3:00 p.m. of the day of the meeting.

### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

### AGENDA ADDITIONS

### PUBLIC HEARING

1. **Z2010-11** - 1333 Essex Road – Public Hearing for a Special Permit Application for replacement of existing Holbrook Well Building in an LDR Zone District and Water Resource District (Applicant: John King/CT Water Co.) (35-day public hearing period ends 02/1/2011) [possible deliberation & vote]

### REGULAR MEETING, Immediately following Public Hearing

RECEIPT OF APPLICATIONS: None

### NEW BUSINESS:

1. **Z0812** – 1961 Boston Post Road – Request for Extension of Special Permit, originally approved on 11/6/2008 for restoration of existing structure and construction of eight residential dwellings in three buildings and associated site improvements.
2. **Aquifer Protection Regulations** – Proposed amendments to Aquifer Regulations, as mandated by CT DEP. (schedule date for Public Hearing)
3. **Zoning Regulations** – Proposed amendments to the Zoning Regulations (specific sections to be determined). (schedule date for Public Hearing)
4. 172 Boston Post Road- Discussion of administrative approval for business office.

OLD BUSINESS: None

MISCELLANEOUS: None

### COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. Bills: **Zoning budget**
  - Branse, Willis & Knapp **\$319.00** (General Legal--Invoice # 26657 )
  - Recording Secretarial Services **\$27.73** (K. Kelemen, 11/30/10 Special Mtg.)
  - Mileage Reimbursement **\$67.50** (ZEO Mileage, 10/6/10 thru 12/16/10)
  - WB Mason **\$76.07** ( Misc. Office Supplies--Invoice # 708120 ,721986)
  - WB Mason **\$37.01** (Office Supply reimbursement to K. Kelemen/Recording Secretary)
  - Pictometry Online Interface **\$240.00** (Annual Fee to 'Pictometry International Corp' for interfacing with property imagery)
  - Hartford Courant **\$163.40** ( Notice of Dec. Lee Co, Inv#3702442, Legal Notice of Decision from 11-30-10 & Public Hearing publication for 1333 Essex Rd. CT Water Co. Legal Notice of Dec.-Water's Edge tennis courts,

**COMMISSION BUSINESS MEETING:** *Cont'd.*

3. Bills: **Zoning budget.** *Cont'd.*

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

**\*\*Special Funds – Bond Releases**

- Westbrook/Lorensen Toyota, 28 & 80 Flat Rock Place, Request for Bond Release of \$3,270.00 for Directional Striping on road (Flat Rock Place).
- 1706 Boston Post Road – Request for Bond Release of \$6,000.00 for Sidewalk Installation.

**APPROVAL OF MINUTES:** November 30, 2010 Special Meeting

**ADJOURNMENT**

Attested to:

*Nancy J. Rudek*, ZEO