



WESTBROOK ZONING COMMISSION

REGULAR MEETING

July 27, 2010

7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM

Members Present: Chairman Tony Marino, Regular Member Tom Belval, Alternate Members Dwayne Xenelis and Tom D'Antico, Regular Member Harry Ruppenicker Jr. (arrived at 7:04 p.m.), Regular Member Lee Archer (arrived at 7:05 p.m.) and Zoning Enforcement Officer Nancy Rudek.

Also Present: Attorney Brian Dumeer.

ESTABLISHMENT OF QUORUM Chairman Tony Marino called the regular meeting to order at 7:00 p.m. It was noted that the Commission did have a quorum present. Chairman Marino appointed Tom D'Antico to sit for Harry Ruppenicker Jr., and Dwayne Xenelis to sit for Chris Ehlert.

AGENDA ADDITIONS

Upon a motion by Tom Belval, seconded by Tom D'Antico, it was:

VOTED: Unanimously to add "Application Z0618 – Boston Post Road/Chapman Beach Rd (Kinsella Property) – request for 6 month extension" to the agenda under "Old Business".

RECEIPT OF APPLICATIONS

1. **Z0909M-2 – 63 Pilot's Point Marina – Site Plan Modification for relocation of portable "DockBox" Food container that was previously approved on 5/25/2010. Modified location is northwest of the swimming pool. (65-day public hearing period ends 9/30/10) [possible deliberations & vote].**

It was stated that the DockBox was approved for the west side of the pool. The applicant is asking for a modification to move the DockBox to the east side of the pool because it is better for parking issues and pedestrian crossing.

Regular Member Harry Ruppenicker Jr. arrived at 7:04 p.m. Chairman Marino removed Tom D'Antico as a voting member and Mr. Ruppenicker became a voting member.

Upon a motion a motion by Tom Belval, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to approve the modification request of the relocation of the DockBox to the east side of the pool at Pilot's Point Marina.

Regular Member Lee Archer arrived at 7:05 p.m.

OLD BUSINESS

1. **Request from Westbrook Construction Corp. for 6 month extension on Special Permit #Z0618 – Boston Post Road/Chapman Beach Road.**

Upon a motion by Harry Ruppenicker Jr., seconded by Dwayne Xenelis, it was:

VOTED: To approve a 6 month extension from today's date for Special Permit #Z0618. (Lee Archer abstained from the vote).

PUBLIC HEARING(s)

None.

NEW BUSINESS

None.

MISCELLANEOUS

None.

COMMISSION BUSINESS MEETING:

1. ZEO Report:

Report was distributed and discussed. Upon a motion by Tom Belval, seconded by Harry Ruppenicker Jr., it was:

VOTED: Unanimously to approve the ZEO Report as presented.

2. Miscellaneous Correspondence:

1. Copy of E-mail from Glenn Monroe to First Selectman Noel Bishop stating how professional ZEO Nancy Rudek is.
2. Copy of communications between Philip Leonardi and ZBA Chairman Mark Damiani.
3. Copy of E-mail from Craig Grimord to CT Planning Professionals regarding unregistered vehicles.
4. Copies of enforcement/Complaints.

3. Zoning Representative for Inland Wetlands Commission – Oh hold.

4. Status of proposed amendments to Zoning Regulations

A meeting will be called for sometime in August.

5. Bills:

Zoning Budget:

Upon a motion by Harry Ruppenicker Jr., seconded by Lee Archer, it was:

VOTED: Unanimously to approve payment for the following bills out of the Zoning Commission

2009/2010 Budget:

\$145.00 to Branse, Willis & Knapp for general legal

\$53.70 and \$67.13 to Kathleen Kelemen for Secretarial duties

\$99.00 to the Hartford Courant for legal notices

\$64.50 to Nancy Rudek for mileage reimbursement

\$119.90 and \$197.50 to W.B. Mason for supplies

and to pay the following bills of the Zoning Commission 2010/2011 Budget:

\$36.06 to W.B. Mason for supplies

APPROVAL OF MINUTES: June 7, 2010 Special Meeting and June 22, 2010 Regular Meeting:

Upon a motion by Lee Archer, seconded by Tom Belval, it was:

VOTED: Unanimously to approve the minutes of the Special Meeting of June 7, 2010, as submitted.

Upon a motion by Tom Belval, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting of June 22, 2010 as submitted.

ADJOURNMENT

Upon a motion by Harry Ruppenicker Jr., seconded by Tom Belval, it was:

VOTED: Unanimously to adjourn at 7:24 pm.

Respectfully submitted:

Kathleen H. Kelemen, Secretary