

# 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

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## AGENDA

### REGULAR MEETING

**TUESDAY, AUGUST 24, 2010 - 7:00 P.M.**

Commission members and alternates who are unable to attend the meeting are asked to email: [nrudek@westbrookct.us](mailto:nrudek@westbrookct.us) or call the Land Use Office (399-3047) before 3:00 p.m. of the day of the meeting.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

### AGENDA ADDITIONS

### RECEIPT OF APPLICATIONS:

1. **Z2010-10 Pettipaug Road** (The Lee Company) – Special Permit/Zone Change Application for a proposed amendment from an LDR zoning district to an LI zone, involving 14.2 acres, located on the east side of Pettipaug Road, (Assessor's Map # 150 , Lot # 006). *(65-day application period ends 10-29-10)*

### NEW BUSINESS:

1. **130 Boston Post Road** (Westbrook Xtramart Convenience Store/Gas Station) – 8' x 14' wheeled storage trailer for equipment use during environmental remediation of the site.

### OLD BUSINESS:

1. **Z0908 1525 Boston Post Road** - DGG Properties/Water's Edge Resort – Review of Conditions, as stipulated by the Zoning Commission under Special Permit approved on 9/22/09 for a proposed Villa Building (20 units), and associated site development.
2. **Z0609 1211-1223 Boston Post Road** – L&L Westbrook/Walgreen's Pharmacy – Discussion regarding release of bond for Turf Establishment/Site Restoration of rear lot associated with off-site drainage improvements.

**PUBLIC HEARING(s):** None

### MISCELLANEOUS:

### COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. Zoning Representative for Inland Wetlands Commission
4. Status of proposed amendments to Zoning Regulations

5. Bills: **Zoning budget**

- Branse, Willis & Knapp: **\$130.50** (General Legal Invoice # 25718, 25719)
- Recording Secretarial Services **\$83.22** (K. Kelemen, 7/27/10 Mtg.)
- WB Mason: **\$ 38.98** ( Misc. Office Supplies- Invoice # 827744)
- CCM Conference **\$62.00** (10/6/10 CT Conference of Municipalities Annual Conf. & Parking)
- Halloran & Sage **\$75.00** (1/3 payment --Caltabiano vs. Town Inv. 10080439)
- Hartford Courant **\$43.56** (63 Pilot's Point Marina, Boston Post Rd. & Chapman Beach Rd. (Kinsella Property))

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

**\*\*Special Funds – Bond Releases**

*L&L Westbrook/Walgreens – Release of \$1,000.00 Bond for Turf Establishment.*

**APPROVAL OF MINUTES:** July 27, 2010 Regular Meeting

**ADJOURNMENT**

Attested to:

*Nancy J. Rudek, ZEO*