

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

AGENDA

REGULAR MEETING

TUESDAY, MAY 25, 2010 - 7:00 P.M.

Commission members and alternates who are unable to attend the meeting are asked to email: nrudek@westbrookct.us or 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

RECEIPT OF APPLICATIONS:

1. **Z0909M - 63 Pilot's Point Marina** - Site Plan Modification for replacement of previously used Snack Truck with a portable "DockBox" Food Truck. *(65-day public hearing period ends 7-29-10)* [possible deliberation & vote]

OLD BUSINESS:

PUBLIC HEARING(S):

1. **Z2010-07 - General Store, 631 Boston Post Road - Pilot's Point Marina (63 Pilots Point)** - Public Hearing on special Permit Application for additional use as restaurant, proposed for 26 seats, in combination with current retail use in existing structure, and associated site improvements. Zone District - Commercial Boating District (Tax Assessor's Map #25 (formerly, Lot #S40 formerly) *(35-day public hearing period ends 06/29/10)* [possible deliberation & vote]
2. **Zoning Map** - Review and potential adoption of digitized Zoning District Map. [possible deliberation & vote]

NEW BUSINESS:

MISCELLANEOUS:

1. **Walgreens (1211 & 1223 Boston Post Rd) - Off-site Drainage Performance Bond** - Request for Release of Bond for culvert work on Golf Links/Trolley Road.

COMMISSION BUSINESS MEETING:

1. ZEO Report
2. Miscellaneous Correspondence
3. Zoning Representative for Inland Wetlands Commission
4. Status of proposed amendments to Zoning Regulations - Special Joint Meeting (P&Z) - June 7, 2010

COMMISSION BUSINESS MEETING: (Cont'd)

5. Bills: **Zoning budget**

- Branse, Willis & Knapp: \$ **1,087.50** (Invoices from February 2010, inadvertently left off check request)
- Branse, Willis & Knapp: \$ **188.50** (Invoices – May 1, 2010-General Legal)
- CAZEO: \$ **20.00** (Reimbursement to Nancy J. Rudek for 6/2/10 CAZEO Seminar)
- FEMA/CRS Expenses \$ **15.70** (Reimbursement to Nancy J. Rudek for mailing of Community Rating System package to Flood Ins. Services)
- Mileage/ZEO: \$ **46.50** (Reimbursement to Nancy J. Rudek for inspection mileage from 2-3-10 through 5-14-10)
- Halloran & Sage: \$ _____ (1/3 Caltabiano v. Town of Westbrook)
- Recording Secretarial Services \$ _____ (Katie Kelemen, 04/27/10 mtg.)
- Hartford Courant \$ _____ (Legal Notices)
- WB Mason: \$ _____ (Supplies)

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

****Special Funds – Bond Releases**

- Walgreens/Cumberland Farms/L&L Westbrook, LLC – Surety Bond

APPROVAL OF MINUTES: April 27, 2010 Regular Meeting

ADJOURNMENT

Attested to: *Nancy J. Rudek,*
Zoning Official