

**ZONING COMMISSION SPECIAL MEETING MINUTES  
NOVEMBER 15, 2016  
7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

**Members Present:** Chairman Tony Marino, Regular Member Lee Archer, Regular Member Dwayne Xenelis, Regular Member Mike Engels, Alternate Member Linda Nolf and Assistant CZEO Lisa DeMaria.

**CALL TO ORDER:** The meeting was called to order by Chairman Tony Marino at 7:00 p.m.

**ESTABLISHMENT OF QUORUM:**

Chairman Marino seated Linda Nolf as a voting member for Harry Ruppenicker Jr.  
All other Regular Members are present.

**AGENDA ADDITIONS:** None.

**PUBLIC HEARING(S):** None.

**RECEIPT OF APPLICATIONS:**

1. **ZC2016-013 – Regulation Amendment Application to allow Wellness Centers in the NCD Zone by Site Plan Review. Applicant: Town of Westbrook (set public hearing date):**  
Upon a motion by Lee Archer, seconded by Mike Engels, it was:  
**VOTED:** Unanimously to receive Application ZC2016-013 and to set a Public Hearing date of December 20, 2016 at 7:00 p.m. in the Multi-Media Room at the Mulvey Municipal Center.
2. **ZC2016-014 – 1587 Boston Post Road – Parcel ID#181/184 – Site Plan Application for a 3,250 S.F. Wellness Center. Applicant: Dana Brown, Owner: 1551 Boston Post Road Associates, LLC (65-day application period ends 1/26/17):**  
Upon a motion by Linda Nolf, seconded by Mike Engels, it was:  
**VOTED:** Unanimously to receive Application ZC2016-014 and to continue it until the December 20, 2016 meeting at 7:00 p.m. to be held in the Multi-Media Room at the Mulvey Municipal Center.
3. **ZC2016-015 – 156 McVeagh Road and 66 McVeagh Road – Parcel ID#161/006 and 007 – Minor Modification to a Special Permit to allow (1) 8 ft x 8 ft shed and (2) 14 ft x 26 ft sheds for storage. Applicant: Lesley Wysocki, Owner: Town of Westbrook. (65-day application period ends 1/26/17):**  
Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:  
**VOTED:** Unanimously to receive Application ZC2016-015.

**NEW BUSINESS:**

1. **ZC2016-011 – 174 Boston Post Road – Parcel ID#187/152 – Site Plan Application for a Barbershop/Retail business re-location. Applicant: Jennifer Scott, Owner: Al Redway (65-day application period ends 12/1/16):**  
A variance was received from ZBA for this application. There is not going to be any changes in the business, just a relocation.  
Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:  
**VOTED:** Unanimously to approve Application ZC2016-011.

**2. ZC2016-015 – 156 McVeagh Road and 66 McVeagh Road – Parcel ID#161/006 and 007 – Minor Modification to a Special Permit to allow (1) 8 ft x 8 ft shed and (2) 14 ft x 26 ft sheds for storage. Applicant: Lesley Wysocki, Owner: Town of Westbrook. (65-day application period ends 1/26/17):**

This application has already been signed off by Inland Wetlands and Watercourses.

Upon a motion by Lee Archer, seconded by Mike Engels, it was:

**VOTED:** Unanimously to approve Application ZC2016-015.

**OLD BUSINESS:** None.

**MISCELLANEOUS:**

**1. Zoning Regulations Update:**

Assistant CZEO Lisa DeMaria stated that she met with Glen Chalder this morning for 2-1/2 hours and it was a very productive meeting. He will re-write and update everything discussed. When completed, a sub-committee meeting will be called, which should be by the beginning or middle of January. All Board members will receive material to review.

**COMMISSION BUSINESS:**

**1. ZEO Report:**

The ZEO report was distributed and discussed.

**2. Bills:**

The following bills were paid out of the Operating Budget:

Branse & Willis, LLC: \$555.00 (Invoice #41986 & #41988)

Recording Secretarial Services: \$75.03 (K. Kelemen, Meeting Minutes, October)

Hartford Courant: \$100.86 (Legal Ad published 9/20/16)

Nathan L. Jacobson & Assoc., Inc.: \$203.55 (Flood Reviews, 127 Salt Island Road)

**3. Executive Session – Pending Litigation:**

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

**VOTED:** Unanimously to adjourn into Executive Session to discuss pending litigation at 7:16 p.m.

Executive Session ended at 8:02 p.m.

**APPROVAL OF MINUTES:**

**Regular Meeting – October 25, 2016:**

Upon a motion by Linda Nolf, seconded by Dwayne Xenelis, it was:

**VOTED:** Unanimously to approve the minutes of the Regular Meeting of October 25, 2016, as distributed

**ADJOURNMENT:**

Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:

**VOTED:** Unanimously to adjourn at 8:04 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary  
As transcribed of a tape of the meeting.

