

# TOWN OF WESTBROOK ZONING COMMISSION

Multi Media Room, Mulvey Municipal Center  
866 Boston Post Road  
Westbrook, CT 06498

## COMMISSION:

Tony Marino	- Chairman	Mike Engels	- Member
Harry Ruppenicker, Jr.	- Vice Chairman	VACANCY	- Alternate
Dwayne Xenelis	- Secretary	Linda Nolf	- Alternate
Lee Archer	- Member	VACANCY	- Alternate

## AGENDA

### REGULAR MEETING

TUESDAY JANUARY 22, 2019 – 7:00 P.M.

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## CALL TO ORDER

## ESTABLISHMENT OF QUORUM

## PUBLIC HEARING(S):

1. **ZC2018-0016.** Comprehensive updating and revision of Westbrook Zoning Regulations. Westbrook Zoning Commission, applicant.
2. **ZC2018-0018. Modification of Approved Special Permit, Wetmore Marina, 362 & 372 Boston Post Road, Parcel ID #s: 188/181 & 182.** Applicant: Black Hall Outfitters, LLC; Owner: 362 Post Road, LLC; Re-alignment of boat slips and parking areas. Relocation and reconstruction of buildings. Lot merger.

## REGULAR MEETING

## RECEIPT OF APPLICATIONS:

1. **ZC2018-017. Modification of Approved Special Permit, Westbrook Place, 12/14 Westbrook Place, Parcel ID #: 177/007.** Applicant: Jodi Iaccarino; Owner: Steven Cline, Trustee; change of use from retail (kite store) to personal service (personal training).
2. **ZC2018-019. Landing of PRD Overlay Zone and Special Permit for Placement of 20 unit condominium, 1935 Boston Post Road, Parcel ID #: 180/114.** Applicants: Bocca-Des Properties, LLC & Vista Life Innovations, Inc.; Owner: Bocca-Des Properties, LLC. This is a bifurcated application/process. The landing of the floating zone, PRD, must be addressed first; the Special Permit to approve the 20 unit condominium in a multistory building, with associated parking and improvements will rely upon the adoption of the zone.

## **NEW BUSINESS:**

- 1. ZC2018-017. Modification of Approved Special Permit, Westbrook Place, 12/14 Westbrook Place, Parcel ID #: 177/007.** Applicant: Jodi Iaccarino; Owner: Steven Cline, Trustee; change of use from retail (kite store) to personal service (personal training). Setting of public hearing.
- 2. ZC2018-019. Landing of PRD Overlay Zone and Special Permit for Placement of 20 unit condominium, 1935 Boston Post Road, Parcel ID #: 180/114.** Applicants: Bocca-Des Properties, LLC & Vista Life Innovations, Inc.; Owner: Bocca-Des Properties, LLC. This is a bifurcated application/process. The landing of the floating zone, PRD, must be addressed first; the Special Permit to approve the 20 unit condominium in a multistory building, with associated parking and improvements will rely upon the adoption of the zone. Setting of public hearing

## **OLD BUSINESS:**

- 1. ZC2018-0016.** Comprehensive updating and revision of Westbrook Zoning Regulations. Westbrook Zoning Commission, applicant. Possible decision.
- 2. ZC2018-0018. Modification of Approved Special Permit, Wetmore Marina, 362 & 372 Boston Post Road, Parcel ID #s: 188/181 & 182.** Applicant: Black Hall Outfitters, LLC; Owner: 362 Post Road, LLC; Re-alignment of boat slips and parking areas. Relocation and reconstruction of buildings. Lot merger. Possible decision.

**EXECUTIVE SESSION:** None

## **COMMISSION BUSINESS**

1. Assistant Zoning Enforcement Officer position Update
2. ZEO Report
3. CT Land Use Law conference @ Wesleyan University, 3-23-19.
4. Action on bills:
  - Recording Secretary: \$91.98
  - Joseph Meritt & Company: \$102.97
  - W.B. Mason: \$104.86

**APPROVAL OF MINUTES** Regular Meeting Minutes of December 18, 2018.

## **ADJOURNMENT**

Attested to: Eric Knapp, ZEO