

# TOWN OF WESTBROOK ZONING COMMISSION

This will be a Zoom Meeting **ONLY**. There will be no in person meeting taking place.

Join the meeting at:

<https://us02web.zoom.us/j/86925382408?pwd=TVh4MXVvc011ZTB4a2Qrak5GL3pqUT09>

*Or* One tap mobile: +16465588656,,88030723978#,,,,,0#,,275303# US (New York))

Dial by your location: +1 646 558 8656 US (New York)

**Meeting ID: 869 2538 2408**

**Passcode: 865317**

## COMMISSION:

Harry Ruppenicker, Jr. - Chairman  
Dwayne Xenelis - Vice Chair  
Linda Nolf - Secretary  
Mike Engels - Member

Vincent Gentile - Member  
George Pytlik - Alternate  
Christopher Bazinet - Alternate  
Jackie Lyman - Alternate

## AGENDA

MONDAY APRIL 26, 2021 – 7:00 P.M.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

#### A. RECEIPT OF APPLICATIONS:

1. **ZC2021-0007. 63 Pilots Point Drive. Modification of Approved Special Permit. Re-use of existing restaurant space, with expanded outdoor bar, pergola and oven. Commercial Boating (CB) Zoning District. Section 3.B.3. (a) and (b).** Applicant: Jeffrey Mastroianni. Owner: SMH Pilots Point, LLC. Map: 188, Lot 020. New sit-down and take-out restaurant use, including new bar and pizza oven on outside of restaurant space. (Former Galley Restaurant, Pilots Point Marina, South Yard.)

B. PUBLIC HEARINGS: None.

#### C. REGULAR MEETING

##### NEW BUSINESS:

1. **ZC2021-0007. 63 Pilots Point Drive. Modification of Approved Special Permit. Re-use of existing restaurant space, with expanded outdoor bar, pergola and oven. Commercial Boating (CB) Zoning District.**

**Section 3.B.3. (a) and (b).** Applicant: Jeffrey Mastroianni. Owner: SMH Pilots Point, LLC. Map: 188, Lot 020. New sit-down and take-out restaurant use, including new bar and pizza oven on outside of restaurant space. (Former Galley Restaurant, Pilots Point Marina, South Yard.) Setting of Public Hearing.

**2. Zoning Referrals from Clinton Planning and Zoning Commission.**

Section 17 – Updating of Flood Hazard Zone regulations. Section 28.2 Revisions to Home Occupation Regulations. Section 29.2 Revision to Expansion of Non-Conforming Structures. Section 34 Revisions to Sign Regulations to Incorporate New Home Occupation Regulations. Appendix A Updated Fee Schedule.

**OLD BUSINESS:**

**1. ZC2021-002. 110 Boston Post Road. Modification to Approved Site Plan Use. Extension of Existing Deck for outdoor service of food.**

**Section 3.B.3.a.** Applicant: Walter Bankiewicz; Owner: Jolly Property East, LLC. Map 187, Lot 143. NCD Zone. Extension of deck on outside of existing restaurant to cover an additional 400 square feet (40' x 10' area). Possible action.

**EXECUTIVE SESSION:** None.

**COMMISSION BUSINESS**

1. ZEO Report.
2. Action on bills:
  - Hartford Courant- \$222.33
  - Recording Secretary- \$55.66

**APPROVAL OF MINUTES** Regular Meeting Minutes of March 22, 2021.

**ADJOURNMENT**

Attested to: Eric Knapp, PZD Coordinator