

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	George Pytlik	- Alternate
Dwayne Xenelis	- Secretary	Linda Nolf	- Alternate
Lee Archer	- Member	Jackie Lyman	- Alternate

AMENDED AGENDA

REGULAR MEETING

TUESDAY JULY 23, 2019 – 7:00 P.M.

CALL TO ORDER

ESTABLISHMENT OF QUORUM

PUBLIC HEARING(S):

- 1. ZC2019-004. Modification of Special Permit, Valley Shore YMCA, 201 Spencer Plains Road, Parcel ID #: 163/081, LDR – Low Density Residential District.** Owner: Valley Shore YMCA, Inc., Applicant: Greenskies Renewable Energy, LLC. Construction of ground-mounted solar panel array with associated equipment.
- 2. ZC2019-0007. Special Permit, Iron Lion Blades, LLC, 76 Westbrook Industrial Park, Unit B, Parcel ID#: 167/055.** Owner: Scott Desmond; Applicant, Aiden R. Garrity, Iron Lion Blades, LLC. Use of a portion of building for fabrication of metal objects. Conversion of use from warehouse to fabrication.
- 3. ZC2019-0008. Text Change application, Robert T. Harris, change of setbacks within HDR2 Zoning District.** 69 total lots affects. Presently in CB and HDR, proposed to be relocated to HDR2 in application ZC2019-0002. Setbacks proposed to be reduced to CB distances, to conform to prior setback requirements.

REGULAR MEETING

RECEIPT OF APPLICATIONS:

1. **ZC2019-0009. Modification of Approved Special Permit, Lee Company, 42 Pequot Park Road, Parcel ID#: 158/019.** Owner: 42 Pequot Pk. Rd. LLC, Applicant: Angus McDonald/Gary Sharpe & Associates, remodeling of existing industrial building, reconfiguration of parking lot, site paving and drainage.

NEW BUSINESS:

1. **ZC2019-0009. Modification of Approved Special Permit, Lee Company, 42 Pequot Park Road, Parcel ID#: 158/019.** Owner: 42 Pequot Pk. Rd. LLC, Applicant: Angus McDonald/Gary Sharpe & Associates, remodeling of existing industrial building, reconfiguration of parking lot, site paving and drainage. Application should be set down for public hearing on August 27, 2019.

OLD BUSINESS:

1. **ZC2019-0002. Comprehensive Zoning Map Amendment. 298 Individual Properties.** Applicant: Westbrook Zoning Commission. Updating of Zoning Map to conform to new Zoning Regulations. Realignment of zone lines to conform to lot lines. Creation of zones. Possible action on application.
2. **ZC2019-004. Modification of Special Permit, Valley Shore YMCA, 201 Spencer Plains Road, Parcel ID #: 163/081, LDR – Low Density Residential District.** Owner: Valley Shore YMCA, Inc., Applicant: Greenskies Renewable Energy, LLC. Construction of ground-mounted solar panel array with associated equipment.
3. **ZC2019-0007. Special Permit, Iron Lion Blades, LLC, 76 Westbrook Industrial Park, Unit B, Parcel ID#: 167/055.** Owner: Scott Desmond; Applicant, Aiden R. Garrity, Iron Lion Blades, LLC. Use of a portion of building for fabrication of metal objects. Conversion of use from warehouse to fabrication. Possible action on application.
4. **ZC2019-0008. Text Change application, Robert T. Harris, change of setbacks within HDR2 Zoning District.** 69 total lots affects. Presently in CB

and HDR, proposed to be relocated to HDR2 in application ZC2019-0002. Setbacks proposed to be reduced to CB distances, to conform to prior setback requirements. Possible action on application.

EXECUTIVE SESSION: None

COMMISSION BUSINESS

1. Informal request by Tabatha L. Black, 640 Massage Therapies, 16 Westbrook Place, to discuss feather/swoop style signage.
2. ZEO Report
 - a. Appendixes to the Regulations.
3. Action on bills:
 - Recording Secretary - \$118.26
 - Shore Publishing, LLC - \$179.00
 - WB Mason - \$26.99

APPROVAL OF MINUTES Regular Meeting Minutes of June 25, 2019.

ADJOURNMENT

Attested to: Eric Knapp, PZD Coordinator