

Westbrook Planning Commission Regular Meeting

AGENDA

Monday, July 12, 2021 - 7:00 PM

Multi Media Room

Mulvey Municipal Building

866 Boston Post Road

Westbrook, CT

Meeting will also be accessible through Zoom

Zoom contact details:

<https://us02web.zoom.us/j/86154405348?pwd=RnR5OTdZSnd3K21vTDBoNmItL1FJUT09>

Meeting ID: **861 5440 5348**

Passcode: **061261**

One tap mobile: +16465588656,,87511214848#,,,,*822897# US

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

1. CALL TO ORDER

2. SUBDIVISIONS None.

3. TOWN AND GOVERNMENT AGENCY REFERRALS None.

4. ZONING REFERRALS

A. ZC2021-0010. 4 Grove Beach Road North. Map 187, Lot 142. Amendment to Special Permit. Change of use, from medical offices to brewpub pursuant to Section 3.B.3.f of the Zoning Regulations. Neighborhood Commercial District (NCD) Zoning District. Applicant: Richard Lemieux. Owner: KJK Holdings, LLC. Map: 187, Lot 142. Use of approximately 2,500 square feet of space to manufacture and distribute beer, cider and seltzers. 80 indoor seats. 24 outdoor seats.

B. ZC2021-0011. 866 Boston Post Road. Petition to Amend the Zoning Regulations. Text Amendment. Applicant: Westbrook Zoning Commission. Owner: Town of Westbrook. Amendment to Table 2.C.2 of the Zoning Regulations to alter setbacks in HDR2 Zone, allowing 20' setback from center of road for decks, stairs & landings, handicapped ramps and HVAC systems, while requiring dwellings and outbuildings to maintain a 30' setback from center of road.

C. ZC2021-0009. 7 parcels, including: Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), 1572 Boston Post Road (Map 181 / Lot 006), and Boston Post Road (Map 181 / Lot 188). Application for affordable multifamily community, "Dattilo Village," pursuant to Conn. Gen. Stat. § 8-30g. Existing Zones: Neighborhood Commercial District (NCD) and Medium Density Residential (MDR). Owners and Applicants: Dattilo Family Holdings, LLC and Michael Dattilo. Four-part application to: create a new zone, § 5.D, "Dattilo Village Zone" ("DVZ"); rezone all of Kirtland Street (Map 177 / Lot 122), Kirtland Street (Map 181 / Lot 001), Kirtland Street (Map 182 / Lot 003), 26 Kirtland Street (Map 181 / Lot 002), 32 Kirtland Street (Map 181 / Lot 003), and a portion of 1572 Boston Post Road (Map 181 / Lot 006), to DVZ; Site Plan approval for 38 one-bedroom apartments in four buildings, of which 30% (12 apartments) will be formally rent-restricted consistent with the requirements of Conn. Gen. Stat. § 8-30g; and Coastal Area Management Site Plan approval.

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5. BILLS

GENERAL ACCOUNTS FY21		SPECIAL FUNDS	
Recording Secretary (PC Minutes 6/8- \$76.53; Affordable Housing Minutes 5/6- \$108.14)	\$184.67	Planimetrics (Affordable Housing Plan)	\$2,000.00

6. MINUTES

- a) Special Meeting- June 8, 2021.

7. OTHER BUSINESS

- a) POCD – Status Update
- b) Capital Improvement Plan – Status Update
- c) Affordable Housing Plan – Status Update
- d) 2017 Community Connectivity Grant – Status Update
- e) 2020 STEAP Grant – Status Update
- f) Subdivision Regulation rewrite

8. REPORTS

- 1. Coordinator
- 2. RiverCOG

9. CORRESPONDENCE

10. ADJOURNMENT

Attested to: Eric Knapp, Planning, Zoning and Development Coordinator