

# 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/84681846765?pwd=UTVmZkRKRjlnb09VV0owbTNsOGVsdz09>

*or*

One tap mobile: +16465588656,,84681846765#,,,,0#,,303559# US (New York)

*or*

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

Meeting ID: **846 8184 6765**

Password: **303559**

## 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

## AMENDED AGENDA

TUESDAY JULY 28, 2020 – 7:00 P.M.

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### CALL TO ORDER

### ESTABLISHMENT OF QUORUM

#### A. RECEIPT OF APPLICATIONS:

- 1. ZC2020-0004. Modification to existing Special Permit, 1309 Boston Post Road, Map 177, Lot 135, CTC Zone.** Owner: Getty Leasing, Inc; Applicant: Marc R. Cohen. Modification to Special permit pursuant to Section 7.B.4.4 (b) of the Regulations to replace the canopy lighting and free-standing price signage at the Valero gas station.
- 2. ZC2020-0005. Modification to existing Special Permit, 174 Boston Post Road, Map 187, Lot 152, NCD Zone.** Owner: Just Clean Realty, LLC, Applicant: Cindy Case. Modification to Special permit pursuant to Section 3.B.2.h of the Regulations to allow a pet grooming facility in location previously used for hair salon.

**B. PUBLIC HEARINGS:**

- 1. ZC2020-0004. Modification to existing Special Permit, 1309 Boston Post Road, Map 177, Lot 135, CTC Zone.** Owner: Getty Leasing, Inc; Applicant: Marc R. Cohen. Modification to Special permit pursuant to Section 7.B.4.4 (b) of the Regulations to replace the canopy lighting and free-standing price signage at the Valero gas station.
- 2. ZC2020-0005. Modification to existing Special Permit, 174 Boston Post Road, Map 187, Lot 152, NCD Zone.** Owner: Just Clean Realty, LLC, Applicant: Cindy Case. Modification to Special permit pursuant to Section 3.B.2.h of the Regulations to allow a pet grooming facility in location previously used for hair salon.

**C. REGULAR MEETING**

**NEW BUSINESS:**

- 1. ZC2020-0004. Modification to existing Special Permit, 1309 Boston Post Road, Map 177, Lot 135, CTC Zone.** Owner: Getty Leasing, Inc; Applicant: Marc R. Cohen. Modification to Special permit pursuant to Section 7.B.4.4 (b) of the Regulations to replace the canopy lighting and free-standing price signage at the Valero gas station. Possible action.
- 2. ZC2020-0005. Modification to existing Special Permit, 174 Boston Post Road, Map 187, Lot 152, NCD Zone.** Owner: Just Clean Realty, LLC, Applicant: Cindy Case. Modification to Special permit pursuant to Section 3.B.2.h of the Regulations to allow a pet grooming facility in location previously used for hair salon. Possible action.
- 3. Request by The Deck to be allowed to operate pursuant to their approved hours rather than those set forth in Executive Order 7MM.** The Zoning Commission has authority to permit restaurants operating pursuant to temporary certificates to extend their hours beyond the time originally provided, 9:00 PM Sundays through Thursdays, and 11:00 PM Fridays and Saturdays, so that they may operate pursuant to the hours granted under their special permits. All restaurants holding temporary permits have been notified of this request by The Deck. If the change were made, it would apply to all of them.

**OLD BUSINESS: None.**

**EXECUTIVE SESSION:** None.

**COMMISSION BUSINESS**

1. ZEO Report
2. Action on bills:
  - Recording Secretary - \$81.21
  - Shore Publishing – \$71.00
  - Halloran & Sage - \$630.13
  - Technique Printers - \$52.50

**APPROVAL OF MINUTES** Special Meeting Minutes of May 13, 2020.

**ADJOURNMENT**

Attested to: Eric Knapp, PZD Coordinator