

TOWN OF WESTBROOK ZONING COMMISSION

7:00 PM

**Multi Media Room
Mulvey Municipal Building
866 Boston Post Road
Westbrook, CT**

COMMISSION:

Harry Ruppenicker, Jr.	- Chairman	Vincent Gentile	- Member
Dwayne Xenelis	- Vice Chair	George Pytlik	- Alternate
Linda Nolf	- Secretary	Christopher Bazinet	- Alternate
Mike Engels	- Member	Jackie Lyman	- Alternate

AGENDA

MONDAY MAY 24, 2021 – 7:00 P.M.

CALL TO ORDER

ESTABLISHMENT OF QUORUM

A. RECEIPT OF APPLICATIONS:

1. 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. The Applicants also are seeking a lot line revision consistent with this application, but the lot line revision is not subject to Commission review.

B. PUBLIC HEARINGS:

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.)

C. REGULAR MEETING

NEW BUSINESS:

1. 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. The Applicants also are seeking a lot line revision consistent with this application, but the lot line revision is not subject to Commission review. Setting of public hearing.

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.

2. 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.) Possible action.

EXECUTIVE SESSION: Personnel performance review.

COMMISSION BUSINESS

1. ZEO Report.
2. Action on bills:
 - Halloran Sage- \$429.50
 - Recording Secretary- \$83.49

APPROVAL OF MINUTES Regular Meeting Minutes of April 26, 2021.

ADJOURNMENT

Attested to: Eric Knapp, PZD Coordinator