

TOWN OF WESTBROOK ZONING COMMISSION

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/86267530164?pwd=TVdKaVFmZmZyNUdDVlplV2pGMkVudz09>

One tap mobile: +13126266799,,85880933265#,,,,*130928# US (Chicago)

Dial by your location +1 646 558 8656 US

Meeting ID: **862 6753 0164** Passcode: **094049**

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 AUGUST 23, 2021 – 7:00 P.M.

CALL TO ORDER

ESTABLISHMENT OF QUORUM

A. RECEIPT OF APPLICATIONS:

1. **ZC2021-0013. 21 Essex Road, Map 176, Lot 120, Commercial Town Center (CTC) Zone. Amendment to approved Special Permit. Section 3.B.2.a.** Applicant: Lorraine Stanley; Owner: 21-27 Essex Road, LLC. Change of use: restaurant to personal service establishment, hair and eyelash salon. Ground floor space below existing apartments. Three parking spots. 740 square feet.

B. PUBLIC HEARINGS:

1. None.

C. REGULAR MEETING

NEW BUSINESS:

1. **ZC2021-0013. 21 Essex Road, Map 176, Lot 120, Commercial Town Center (CTC) Zone. Amendment to approved Special Permit. Section 3.B.2.a.** Applicant: Lorraine Stanley; Owner: 21-27 Essex Road, LLC.

Change of use: restaurant to personal service establishment, hair and eyelash salon. Ground floor space below existing apartments. Three parking spots. 740 square feet. Schedule public hearing for September 27, 2021.

OLD BUSINESS:

1. ZC2021-0012. 173 Old Salt Works Road. Map 192, Lot 039. High Density Residential (HDR) Zone. Coastal Area Management site plan approval.
Owner and Applicant: Leonard Goldberg. Proposed Cabana and associated improvements, greater than 200 square feet, requires CAM permit per Section 4.B.3.7.

COMMISSION BUSINESS

1. ZEO Report.
2. Action on bills:
 - Shore Publishing- \$164.00
 - Hartford Courant- \$374.88
 - Recording Secretary- \$157.36

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

ADJOURNMENT

Attested to: Eric Knapp, PZD Coordinator