



TOWN OF WESTBROOK ZONING COMMISSION

**Multi-Media Room
Mulvey Municipal Building
866 Boston Post Road, Westbrook, CT
Monday March 27th, 2023 at 7:00pm
Meeting will also be accessible through Zoom**

Zoom contact details:

Join Zoom Meeting

<https://us02web.zoom.us/j/87151950709?pwd=UXREZUZUYkFRRzc3ZnkvSXBmTVc1QT09>

Meeting ID: 871 5195 0709

Passcode: 389874

One tap mobile

+16469313860,,87151950709#,,,*,389874# US

Dial by your location

+1 646 931 3860 US

+1 646 558 8656 US (New York)

Meeting Materials including applications can be accessed through the following link:

[3/27/23 Zoning Commission Meeting Materials](#)

Commission

Harry Ruppenicker, Jr - Chairman

Dwayne Xenelis- Vice Chair

Linda Nolf- Secretary

Mike Engels- Member

Vincent Gentile- Member

George Pytlík-Alternate

Jackie Lyman-Alternate

Vincent Neri - Alternate

AGENDA

MONDAY MARCH 27, 2023 – 7:00 P.M.

A. CALL TO ORDER

B. ESTABLISHMENT OF QUORUM

C. RECEIPT OF APPLICATIONS:

1. **ZC2023-03 Text Amendment Application** for re-organization and expansion of permitted Home-Based Business and Home Occupation Uses in Residential Zones.

Applicant: Westbrook Zoning Commission

D. NEW BUSINESS:

1. **ZC2023-01 Special Permit Application** under Zoning Regulations Section 3.C.C.C. for installation of gambling kiosks in existing restaurant. (Public Hearing).
Location: 110 Boston Post Road, Assessor's M/L: 187/143
Applicant: Walter Bartkiewicz

E. OLD BUSINESS:

F. COMMISSION BUSINESS:

1. Discussion of POCD and Town Affordable Housing Plan Implementation objectives with Peter Gillespie, Town Planner and Marilyn Ozols, Planning Commission Chair.
 - a. Affordable Housing Plan Implementation objectives
 - b. Expansion of CTC permitted uses.
 - c. Expansion of residential permitted uses in Business Zones.

G. APPROVAL OF MINUTES

1. February 27th, 2023 Minutes

H. ADJOURNMENT