



TOWN OF WESTBROOK ZONING COMMISSION

Mulvey Municipal Building
866 Boston Post Road, Westbrook, CT

Zoom Meeting Information:

<https://us02web.zoom.us/j/87809999659?pwd=WXk2U01kdEV3TTM5cUIDZXd5Rk9uUT09>

Meeting ID: 878 0999 9659

Passcode: 865777

Meeting Materials can be accessed through the following link:

[Zoning Commission Meeting Materials](#)

Commission

Harry Ruppenicker, Jr - Chairman
Dwayne Xenelis - Vice Chair
Linda Nolf - Secretary
Ryan Engels - Member

Vincent Gentile - Member
George Pytlik – Alternate (Jun)
Jackie Lyman – Alternate (Apr)
Vincent Neri – Alternate (May)

Revised Meeting Agenda

Monday April 27, 2026 – 7:00 P.M.

A. CALL TO ORDER:

B. ESTABLISHMENT OF QUORUM:

C. RECEIPT OF APPLICATIONS:

D. COASTAL AREA MANAGEMENT APPLICATIONS:

E. PUBLIC HEARINGS:

1. ZC2025-022- REGULATION TEXT AMENDMENT APPLICATION – Section 2.C.2 and 2.C.3 – Area Dimensional Standards in the Rural Residential (RR) Zone

Applicant: Gayle Erickson & Wayne Zirolli

2. ZC2026-007 - Town of Westbrook Regulation Text Amendment Application - Section 7.B.4.5 - Municipal Facility Signs

Applicant: John Palermo, Westbrook Emergency Services

F. OLD BUSINESS:

1. (Possible Vote) ZC2025-022- REGULATION TEXT AMENDMENT APPLICATION – Section 2.C.2 and 2.C.3 – Area Dimensional Standards in the Rural Residential (RR) Zone

Applicant: Gayle Erickson & Wayne Zirolli

2. ZC2025-020 – Special Permit - 756 Boston Post Road - Harbor House Condominiums Set Landscaping Bond Amount

G. NEW BUSINESS:

1. (Possible Vote) **ZC2026-007 - Town of Westbrook Regulation Text Amendment Application - Section 7.B.4.5 - Municipal Facility Signs**

Applicant: John Palermo, Westbrook Emergency Services

H. COMMISSION BUSINESS:

1. Zoning (ZEO) Report

I. APPROVAL OF MINUTES:

1. March 23, 2026

J. ADJOURNMENT: