

PROPOSED AMENDMENT TO THE ZONING REGULATIONS
TO ESTABLISH A MORATORIUM
CONCERNING DEVELOPMENT APPLICATIONS
IN THE TOWN CENTER DISTRICT

Proposed Amendment to the Zoning Regulations as Section
242-505 M:

242-505 M. Moratorium on the Acceptance of Applications.

A. Purpose.

Section 242-505 pertains to the Town Center District. Section 242-505 has evolved and undergone significant revisions from 2010 to the present. The District includes Design Review requirements and standards. A number of residential development applications have been approved by the Brookfield Zoning Commission, and the Commission requires a moratorium in order to review and assess the impact of approved residential uses, the incentive benefits and the potential need to enact amendments to the Design Review and other requirements and standards for this District.

B. Moratorium.

The Brookfield Zoning Commission, in accordance with Connecticut General Statutes 8-2 and 8-3, hereby establishes a nine (9) month Moratorium during which the Zoning Commission will not accept or act on any new applications for residential development within this District for the purpose of allowing the Commission a reasonable period of time to review, draft and enact regulation amendments pertaining to Design Review and other requirements and standards for development projects proposed within the Town Center District.

C. EFFECTIVE DATE and EXPIRATION.

The effective date of the moratorium on applications is the date of adoption of this regulation by the Planning and Zoning Commission together with the filing of the amendment with the town clerk (beginning on _____), and expiring nine (9) months thereafter (ending on _____).

{The commission shall hold a public hearing on the proposed Moratorium regulation amendment on _____, 2015 and cause notice to be published in accordance with statute.}