

AGENDA
BROOKFIELD PLANNING COMMISSION
THURSDAY, June 5, 2014 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
2. **Review Minutes of Previous Meetings: 05/15/14**
3. **Old Business:**
 - a. **Granite Drive: Request to Accept Road into the Town Road System**
(dec date 06/21/14)
4. **New Business:**
 - a. **272, 273, 277 Whisconier Rd #201400363: 8-24 Referral request for sewer extension to service Brookfield Market and Craft Center**
 1. **Memo from First Selectman William Tinsley to the Planning Commission dated 05/14/14 Re: Request for Sewer Extension – Brookfield Market/Craft Center**
 - b. **Proposed Zoning Regulation Changes: Memo from the Zoning Commission to the Planning Commission dated 05/23/14 Re: Proposed Zoning Regulation Changes**
 1. **Application #201400362 – Section 242-202: Definition of “Structure”**
 2. **Application #201400367 – Section 242-202: Definition of “Setback”**
 3. **Application #201400368 –**
 - **Section 242-202: Definition of “Commercial Vehicles”**
 - **Section 242-401A(2)(g): Permitted Uses in Residential Zones – Customary Home Occupation**
 - **Section 242-305F – Off-Street Parking and Loading – Commercial Vehicles in Residential Zones**
 - c. **11 & 13 Gereg Glen Rd #201400447: Lot Line Revision** *(dec date 08/09/14)*
 1. **Sheet 1 of 1 – Property Survey showing Lot Line Revision Lots 6 & 7 Gereg Glen (11 & 13 Gereg Glen Road) prepared by CCA, LLC dated 05/30/14**
 2. **Warranty Deeds for 11 & 13 Gereg Glen Road: Volume 504, Page 870 & Volume 560, Page 555, respectively**
 3. **Vision Appraisal Field Cards of 11 & 13 Gereg Glen Road**
5. **Minutes of Other Boards & Commissions: 05/05/14, 05/23/14 special Board of Selectmen; 05/08/14 Zoning; 05/12/14 Inland Wetlands**
6. **Correspondence:**
 - a. **Memo received from First Selectman William Tinsley to the Planning Commission dated 05/13/14 Re: Sources and Uses of STEAP Grant funds for Town Center District Streetscape Improvements**
 - b. **CLEARscapes Spring 2014**
 - c. **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Spring 2014, Volume XVIII, Issue 2**
7. **Informal Discussion:**
 - a. **Plan of Conservation and Development**
 1. **Demographic Study and Population Growth Analysis dated March 19, 2014**
 2. **Land Use Development Potential Map & Table dated 06/02/14**
 3. **Revised Sidewalk & Access Management Plan dated 05/29/14**

8. Tabled Items:

9. Adjourn:

****NOTE: ANY OLD BUSINESS /NEW BUSINESS NOT COVERED PRIOR TO THE START OF THE PUBLIC HEARING(S) WILL BE UNDERTAKEN AFTER SAID HEARING(S)**

*****Next Regular Meeting Scheduled for June 19, 2014*****