

**AGENDA**  
**REGULAR MEETING**  
**BROOKFIELD ZONING BOARD OF APPEALS**  
**Monday, September 8, 2014- 7:00 p.m.**  
**MEETING ROOM 135 – TOWN HALL 100 POCONO RD**

---

1. **Convene meeting**
2. **Review Minutes – 8/4/14**
3. **Review Correspondence:**
  - a. **Minutes of other Boards and Commissions: Zoning Commission 7/24/14, 8/14/14; Inland Wetlands Commission 7/14/14, 7/28/14, 8/11/14; Planning Commission 7/17/14, 8/7/14, 8/21/14; Aquifer Protection Agency 7/10/14**
  - b. **Ct Federation of Planning & Zoning Agencies Quarterly Newsletter: Summer 2014**
  - c. **Legal Briefings for Building Inspectors: August 2014**
  - d. **Citation: Arrowhead Point v. ZBA dated 8/19/14**
4. **CONTINUED PUBLIC HEARING:**
  - a. **117 Long Meadow Hill Road #201400613: Variance requested: §242-402A – 20’ structure to right side line for a carport**
    1. Site Plan Map prepared by CJOJ dated 6/11/96 revised 8/20/14
5. **PUBLIC HEARINGS – Following Continued Public Hearing:**
  - a. **202 Candlewood Lake Road (Danbury Slovak Gymnastic Union Sokol, Inc.) #201400640: Variance requested: §242-401B – Permitted Uses in Residential Zones: Other Permitted uses: Parking in the front yard**
    1. **“Improvement Location Survey”** prepared by Sydney Rapp Land Surveying dated 12/19/13 – handed into Land Use 7/22/14
  - b. **6 Galloping Hill Road #201400689: Variance requested: §242-402A – 31’ structure to rear lot line; §242-402A – 35’ structure to right side line; §242-402A – 1’ building separation for a 24’ x 36’ detached garage.**
    1. Copies of GIS map with one showing existing conditions and the other showing “proposed setbacks”
  - c. **186 Whisconier Rd #201400758: Variance requested: §242-402A – 6.9’ structure to left side line; §242-402A – 9.1 structure to right side line; §242-402A – 105’ lot width and §242-401A(5) – accessory structure in front yard to construct a new home and rebuild an existing cottage structure.**
    1. Map titled “Site and Septic System Replacement Plan” prepared by James R. Palmer, P.E. dated 6/12/13 – sheet 1 of 2
    2. “Property Survey Map” prepared by CJOJ LLC dated 5/28/13
  - d. **96 North Lake Shore Dr. #201400759: Variance requested: §242-402A – 21’ structure to center of road; §242-402A – 5’ structure to right side line; §242-402A – 3% of lot coverage; §242-401A(5) – accessory structure in front yard and §242-402A – 17’ building separation to build a one (1) car garage.**
    1. Property Survey dated 6/20/14 – handed into Land Use 8/20/14

- 6. Tabled Items:**
- 8. New Business:**
  - a.**
- 9. Informal Discussion:**
- 10. Adjourn**

*\*\*\*Next meeting Scheduled for October 6, 2014\*\*\**