

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, March 2, 2015- 7:00 p.m.
MEETING ROOM 135 – TOWN HALL 100 POCONO RD

1. **Convene meeting**
2. **Review Minutes – 12/1/14**
3. **Review Correspondence:**
 - a. **Minutes of other Boards and Commissions: Zoning Commission 11/13/14, 11/20/14, 12/11/14, 1/8/15, 1/8/15 special, 1/22/15; Inland Wetlands Commission 12/8/14, 12/22/14, 12/27/14 site walk; Planning Commission 12/4/14, 1/22/15, 2/5/15; Aquifer Protection Agency 11/20/14, 12/11/14**
 - b. **Legal Briefings for Building Inspectors: January 2015**
 - c. **CT Federation of Planning and Zoning Agencies Announcement for the 67th Annual Conference – March 26, 2015**
 - d. **Ct Federation of Planning & Zoning Agencies Quarterly Newsletter: Winter 2015**
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **604 Federal Road (Toyotomi) #201500017: Variance requested: §242-501 – 15.5’ structure to right side line for a fence and storage pads (ph close date 3/8/15)**
 1. Map titled “Proposed Improvement Location Survey” prepared by CCA, LLC dated 10/27/14 – sheet 1 of 1
 2. “Proposed Site Plan Modification” prepared by CCA, LLC dated 1/7/15 – sheet 1 of 1
 - b. **32 Candlewood Shores Road #201500021: Variance requested: §242-402A – 14’ structure to right side line, §242-402A – 25,700 sq. ft. lot area, §242-402A – 1.43% of lot coverage for a new single family home (ph close date 3/8/15)**
 1. “Zoning Location Survey” prepared by Robert Baluha of Precision Land Surveys, LLC dated 12/19/14
 - c. **17 Long Meadow Hill Road #201500022: Variance requested: §242-402A – 45’ structure to left side line to install a ground based Solar Array (ph close date 3/8/15)**
 1. Site Plan titled “Proposed Array Layout” prepared by Ross Solar Group dated 10/14/14 – sheet SP-1
 - d. **127 Stony Hill Road #201500023: Variance requested: §242-402A – 2.6’ structure to center of road for a new single family home (ph close date 3/8/15)**
 1. “Property Survey” prepared by CCA, LLC dated 1/13/15 – sheet 1 of 1
 - e. **75 South Lake Shore Drive #201500086: Variance requested: §242-402A – 1.5’ structure to right side line for a deck expansion (ph close date 4/5/15)**
 1. “Property Survey” prepared by PAH, Inc. Land Surveyors dated 12/5/14

- f. **2 Indian Trail #201500087: Variance requested: §242-402A – 20.4’ structure to center of road, §242-402A – 1.5% of lot coverate for an addition and alterations to existing structure with a new roof line** (*ph close date 4/5/15*)
1. “Property Survey” dated 11/8/99
 2. “Proposed Site Plan” prepared by Nehring & Assoc. dated 1/16/15 revised thru 1/26/15 – sheet SK-L1
 - “Proposed Foundation Plan” dated 1/16/15 revised thru 1/26/15 – sheet SK-1
 - “Proposed First Floor Plan” dated 1/16/15 revised thru 1/26/15 – sheet SK-2
 - “Proposed 2nd Floor Plan” dated 1/16/15 revised thru 1/26/15 – sheet SK-3
 - “Proposed Roof Plan” dated 1/16/15 revised thru 1/26/15 – sheet SK-4
 - “Proposed Front & Side Elevations” dated 1/16/15 revised thru 1/26/15 – sheet SK-5
 - “Proposed Rear & Side Elevations” dated 1/16/15 revised thru 1/26/15 – sheet SK-6
 - “Existing 1st Floor Plan” dated 1/16/15 revised thru 1/26/15 – sheet EX-1
 - “Existing Front & Side Elevations” dated 1/16/15 revised thru 1/26/15 – sheet EX-2
 - “Existing Rear & Side Elevations” dated 1/16/15 revised thru 1/26/15 – sheet EX-3

5. **Tabled Items: None**

6. **New Business: None**

7. **Informal Discussion:**

8. **Adjourn**

****Next meeting Scheduled for April 6, 2015****