

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, January 24, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 1/10/13**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals 1/7/13; Planning Commission 1/3/13; Zoning Sub-Committee**
 - b. **Letter from Jeff Farrell, Aquarion Water Company, to Ryan Blessey dated 12/5/12
Re: Will Serve Letter**

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201201067: Section 242-505 B-H – Town Center District: (B) Plan of Conservation and Development, (C) Common Areas, (D) Permitted Uses, (E) Land Use Standards, (F) Design Review, (G) Parking (H) Design Flexibility**
 1. Response memo from HVCEO dated 1/3/13 – Referral No: 931.13
 2. Response memo from Planning Commission dated 1/4/13 Re: Application #201201067

 - b. **Proposed Zone Change #201201074: Proposed change in Zone map to make lots 11, 13 & 15 Orchard Street which is currently in the IRC 80/40 Zone to become R40 (ph close date 1/28/13)**
 1. Response memo from HVCEO dated 1/3/13 – Referral No: 929.13
 2. Response memo from Planning Commission dated 1/4/13 Re: Application #201201074

5. **Continued Public Hearing:**
 - a. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location And Section 242-404 K(7) – Incentive Housing Permitted Uses**

 - b. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (ph close date 1/24/13 – [43 extension days used]**

6. **Old Business:**
 - a. **540 Federal Road (Oak Meadows – Incentive Housing Development) #201201116: Site Plan Modification to revise phasing plan and allow for units to be occupied on Old Oak Drive (dec date 3/16/13)**

7. **New Business:**
 - a. **Proposed Zone Change #201300015: Proposed change in Zone map to make 16 Elbow Hill Road which is currently a split Zone of R40 and IRC 80/40 to become IRC 80/40 (dec date 3/30/13)**

 - b. **227 Candlewood Lake Road #201300016: Site Plan Modification for a wash water recycling shed (dec date 3/30/13)**
 1. E-mail from C. James Osborne, Jr. to Alice Dew dated 1/10/13 Re: 227 Candlewood Lake Road

2. Survey Map prepared by CJOJ LLC dated 9/10/95 revised thru 1/7/13

c. **39 Federal Road #201300035: Certificate of Zoning Compliance for a convenience store business (Robeke).**

1. "Property Survey" prepared by Charles Farnsworth dated 10/20/08 – *on cart*

d. **84-140 Federal Road (BJ's Wholesale) #201100126: Request for Bond Reduction**

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for February 14, 2013****