

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, March 28, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 3/14/13**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 3/11/13; Zoning Board of Appeals 3/4/13; Planning Commission 3/7/13; Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors: March 2013

4. **Continued Public Hearing: 7:30**
 - 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 and (H) Design Flexibility**

5. **Old Business:**
 - a. **227 Candlewood Lake Road #201300016: Site Plan Modification for a wash water recycling shed (dec date 3/30/13)**
 1. Site Plan Map prepared by CJOJ LLC dated 9/10/95 revised thru 3/21/13

6. **New Business:**
 - a. **140 Federal Road #201300192: Design Review for a proposed 4,668 Square Foot Chick-fil-A restaurant with drive thru and associated site improvements (dec date 5/31/13)**
 1. Letter from Susan Hays to Katherine Daniel dated 3/11/13 Re: 140 Federal Rd Application – Chick-fil-A
 2. Transportation Report prepared by Robert Nagi, P.E., Transportation Land Development Environmental Services, dated 3/8/13 – Project No. 12254.00
 3. **Map Cover Sheet “Chick-fil-A” prepared by Lauro Group dated 3/08/13 – sheet C0.0**
 - “Removals Plan” dated 3/8/13 – sheet C1.0
 - “Overall Site Plan” dated 3/8/13 – sheet C1.0
 - “Overall Site Plan” dated 3/8/13 – sheet C2.0
 - “Partial Site Plan” dated 3/8/13 – sheet C2.1
 - “Grading And Drainage Plan” dated 3/8/13 – sheet C3.0
 - “CFA Standard Details” dated 3/8/13 – sheet C4.0
 - “CFA Standard Details” dated 3/8/13 – sheet C4.1
 - “CFA Standard Details” dated 3/8/13 – sheet C4.2
 - “CFA Standard Details” dated 3/8/13 – sheet C4.3
 - “CFA Standard Sign Details” dated 3/8/13 – sheet C4.4
 - “Construction Details” dated 3/8/13 – sheet C5.0
 - “Soil Erosion Control Plan” dated 3/8/13 – sheet C6.0
 - “Lighting Plan” dated 3/8/13 – sheet ES2
 - “Landscape Plan” dated 3/8/13 – sheet L-1 (handed into Land Use separately 3/14/13)

- “Utility Site Plan” dated 3/8/13 – sheet PS-1.0
4. “**Property Survey**” prepared by Gallas Surveying Group dated 11/30/12 revised thru 2/6/13
 5. **Architectural / Floor Plans**: Prepared by Chipman Design Architecture Inc.
 - “Floor Plan” dated 2/19/13
 - “Northeast Elevation” dated 2/19/13
 - “Northwest Elevation” dated 2/19/13
 - “Southeast Elevation” dated 2/19/13
 - “Southwest Elevation” dated 2/19/13
 - “South Elevation” dated 2/19/13
 - “Exterior Details” dated 2/2013 – sheet A-4.1
 - “Roof Plan” dated 2/2013 – sheet A-1.7
 6. Letter from Daniel Pedersen, PE Lauro Group to Zoning Commission dated 3/18/13 Re: Land Use Submission Packages
- b. 5 Obtuse Hill Road (St. Joseph’s Church) #201300205: Site Plan Modification for an 8’ x 12’ wooden shed to collect donations for people in need (dec date 5/31/13)**
- Map of Church building showing placement of shed received in Land Use 3/15/13
- c. 32 Tori Lane #200400742: Request for Bond Release for \$1,175.00**
- d. 871 Federal Road (Riverview) #201300190: Site Plan Modification to revise the Phasing Plan for the “Riverview” Incentive Housing Condominium (dec date 5/31/13)**
1. Letter from Michael J. Lillis to Zoning Commission dated 3/11/13 Re: “Riverview” at 871 Federal Rd, #201001016, Previously-Approved Incentive Condominium Development.
 2. Map titled “Phasing Plan” prepared by CCA, LLC dated 10/16/12 revised thru 3/11/13 – sheet PHASE
- e. 800, 802, 806 Federal Road & 7 Station Road #201300224 – Design Review for “Brookfield Village” to include mixed use retail (21,047 sq. ft.) and residential (79 Units) (dec date 5/31/13)**
1. “Incentive Housing Restriction” report prepared by Unicorn Contracting Corp. – received in Land Use 3/21/13 with Design Review Packet.
 2. Map Cover Sheet titled “Brookfield Village – Proposed Mixed-Use Development” prepared by CCA, LLC dated March 21, 2013
 - “General Legend, Notes And Abbreviations” dated June 2012 – sheet N1
 - “Topographic Boundary Survey” dated 1/24/13 – sheet 1 of 1
 - “Demolition Plan” dated 3/21/13 – sheet C1
 - “Site Layout And Materials Plan” dated 3/21/13 – sheet C2
 - “Grading Plan” dated 3/21/13 – sheet C3
 - “Drainage Plan” dated 3/21/13 – sheet C4
 - “Utilities Plan” dated 3/21/13 – sheet C5
 - “Landscaping Plan” dated 3/21/13 – sheet C6
 - “Erosion Control Plan” dated 3/21/13 – sheet C7
 - “Notes And Details” dated 3/21/13 – sheets C8 thru C12
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
 3. “Site Lighting Photometric Plan” prepared by Apex Lighting Solutions dated 3/18/13 – sheet SL-1
 4. “Traffic Access & Impact Study” prepared by Frederick P. Clark Associates, Inc. dated March 2013

5. Map Cover Sheet “Brookfield Village” – “View From Federal Road” (Buildings 1, 2 & 3) prepared by Paul Bailey Architect dated 3/21/13 – sheet C1
 - “View from Station Road” – Building 4 (East & North Elevation) dated 3/21/13 – sheet C2
 - “Building 1 Floor Plans” dated 3/21/13 – sheets A1.1 & A1.2
 - “Building 1 Elevations” dated 3/21/13 – sheets A1.3 & A1.4
 - “Building 2 Floor Plans” dated 3/21/13 – sheets A2.1 & A2.2
 - “Building 2 Elevations” dated 3/21/13 – sheets A2.3 & A2.4
 - “Building 3 Floor Plans” dated 3/21/13 – sheets A3.1 & A3.2
 - “Building 3 Elevations” dated 3/21/13 – sheets A3.3 & A3.4
 - “Building 4 Floor Plans” dated 3/21/13 – sheets A4.1 & A4.2
 - “Building 4 Elevations” dated 3/21/13 – sheets A4.3 & A4.4
6. Memo from Ralph Tedesco, Town Engineer to Zoning Commission dated 3/25/13 Re: Application #201300224 / 800 Federal Rd Design Review

7. **Tabled Items:**

8. **Informal Discussion:**

a. **227-235 Federal Road #201200060:**

1. Letter from Michael Lillis to Zoning Commission dated 3/21/13

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for April 11, 2013****