

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, April 11, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 3/21/13 special, 3/28/13

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 3/25/13; Zoning Board of Appeals 4/1/13; Planning Commission 3/21/13; Zoning Subcommittee
 - b. Appeal from Zoning Commission from Core Plus Partners, LLC vs Town of Brookfield Zoning Commission dated 4/1/13

4. **Continued Public Hearing: 7:30 pm**
 - 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. **140 Federal Road #201300192:** Design Review for a proposed 4,668 Square Foot Chic-fil-A restaurant with drive thru and associated site improvements (*ph scheduled for 4/25/13*)
 - b. **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) (*ph scheduled for 4/25/13*)

6. **New Business:**
 - a. **200 Federal Road (Costco) #201300116:** Bond Release \$2,774,984.88
 - b. **470 Federal Road #201300258:** Site Plan Modification for an 18,550 sq. ft. Commercial Condominium building. Site improvements to include rear parking area, revised building door locations, drainage, utilities and landscaping. Bond Reduction (*dec date 6/14/13*)
 1. Map titled “Site Layout Plan, Proposed Industrial Building, Lot 1” prepared by CCA, LLC dated 7/14/10 revised thru 3/25/13 – sheet C1
 - “Grading & Utilities Plan” dated 7/14/10 revised thru 3/25/13 – sheet C2
 - “Landscape Plan” dated 7/14/10 revised thru 3/25/13 – sheet C3
 - “Erosion Control Plan” dated 7/14/10 revised thru 3/25/13 – sheet C4

- c. **227-235 Federal Road #201300259: Site Plan Modification for a 12,000 SF Furniture Showroom, 12,629 Misc. Retail: add water main extension to Sandy Lane Village, easement in favor of 227 & 235 Federal Rd, concrete sidewalk, add parking, reduce proposed landscaping (dec date 6/14/13)**
1. **Map Cover Sheet titled “Proposed Site Plan for New Retail Building 227-235 Federal Rd” prepared by CCA, LLC dated January 19, 2012 revised thru 4/3/13**
 - **“Layout Plan”** dated 11/2/11 revised thru 4/3/13 – sheet S1
 - **“Grading Plan”** dated 1/12/12 revised thru 4/2/13 – sheet S2
 - **“Landscape Plan”** dated 1/12/12 revised thru 4/3/13 – sheet S3
 - **“Notes & Details”** dated 1/18/12 – sheet D1
 - **“Sanitary Sewer Details”** dated 5/9/12 revised 7/20/12 – sheet D2
 - **“Sedimentation And Erosion Control Plan”** dated 12/7/05 – sheet E1
 2. Map of **“Basement / Garage Plan”** prepared by Borghesi Engineering Co., Inc. dated 4/5/13 – sheet A1
 - **“Elevations”** dated 4/3/13 – sheet A2

7. **Tabled Items:**

8. **Informal Discussion:**

- a. **46 Elbow Hill Road:** Discussion of Single Family Conversion with two (2) apartments in the dwelling. Requested by Joanne Bonenfant

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for April 25, 2013****