

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, May 9, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 04/25/13

2. **Show Cause Hearing:**
 - a. **44 Old Middle Road**

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

4. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** **Inland Wetlands Commission** 04/22/13; **Planning Commission** 04/04/13, 04/18/13
 - b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter – Spring 2013

5. **Continued Public Hearing:**
 - a. **800, 802, 806 Federal Road & 7 Station Road #201300224:** **Design Review for a proposed 21,047 square foot “Brookfield Village” to include mixed use retail and 79 Residential Units** (*ph close date 5/29/13*)

6. **Old Business:**
 - a. **140 Federal Road (Chick-fil-A) #201300192:** **Bond Set**
 - b. **200 Federal Road (Costco):** **Bond Release \$2,774,984.88**
 - c. **54 South Lake Shore Drive #201300309:** **Single Family Dwelling Conversion – 504 sq. ft. apartment** (*dec date 6/28/13*)

7. **New Business:**
 - a. **20 Elbow Hill Road – Proposed Zone Change #201300338:** **Proposed Zone change for 20 Elbow Hill Road to go from an R-40 Zone to IRC 80/40 Zone, application submitted by Marc Rogg.** (*dec date 07/13/13*)
 1. GIS Map showing proposed Zone lines submitted with packet to Land Use 4/25/13
 - b. **30 Federal Road (Brookfield Sunoco) #201300354:** **Sign Application for new building sign with 1.8 LED watts** (*dec date 07/13/13*)
 1. Sheet A-2.0 – Building Elevations prepared by To Design LLC dated 10/27/11
 2. Picture of proposed building sign – Mitchell Fuel received in the Land Use Office on 04/30/13
 - c. **419 Federal Road (Sunburst Landscaping) #201300362:** **Design Review – 3,752 sq. ft. addition & site improvements** (*dec date 07/13/13*)
 1. Cover Sheet “Sunburst Landscaping” prepared by Artel Engineering Group LLC dated 02/22/13
 2. Topographic Survey prepared by Sydney A. Rapp, Jr. dated 02/07/13
 3. Sheet 3 – Site Plan prepared by Artel Engineering Group LLC dated 02/22/13; revised through 04/25/13
 4. Sheet 4- Grading and Utility Plan prepared by Artel Engineering Group LLC dated 02/22/13; revised through 04/25/13

5. Sheet 5 – Sediment and Erosion Control Plan prepared by Artel Engineering Group LLC dated 02/22/13; revised through 04/25/13
6. Sheet 6 – Sediment and Erosion Control Plan prepared by Artel Engineering Group LLC dated 02/22/13
7. Sheet 7 – Details I prepared by Artel Engineering Group LLC dated 02/22/13

8. **Tabled Items:**

9. **Informal Discussion:**

- a. **883 Federal Road:** Caesar's Nursery – requested by Abigail Adams of CCA, LLC
- b. **871 Federal Road:** Riverview – requested by Peter Scalzo

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for May 23, 2013****