

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, May 23, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Executive Session:** Discussion of settlement of appeal by Core Plus – 857 and 857A Federal Road.
 - b. **Review Minutes of Previous Meetings:** 5/9/13

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **871 Federal Road** (Riverview of Brookfield LLC) #201200840: Discussion of Handicap Units

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission 5/2/13; Zoning Sub-Committee

4. **Public Hearing:** None

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

6. **Old Business:**
 - a. **419 Federal Road** (Sunburst Landscaping) #201300362: Design Review for a 3,752 sq. ft. addition & site improvements (*ph scheduled for 6/13/13*)
 - b. **20 Elbow Hill Road** – Proposed Zone Change #201300338: Proposed Zone change for 20 Elbow Hill Road to go from an R-40 Zone to an IRC 80/40 Zone, application submitted by Marc Rogg (*ph scheduled for 6/13/13*)
 1. Response memo from Planning Commission to Zoning Commission dated 5/6/13 Re: Proposed Zone Change Application #201300338
 - c. **200 Federal Road** (Costco Wholesale): Bond Release

7. **New Business:**
 - a. **110 Federal Road (BJ's Wholesale Club)** #201300399: Site Plan Modification for addition to a new door for a proposed Liquor Outlet (*dec date 7/26/13*)
 1. Cover letter from Erik Kukk, Esq. to Zoning Commission dated 5/13/13 Re: BJ's Wholesale Liquor Store 110 Federal Rd
 2. Application for Certificate of Zoning Compliance for BJ's Liquor Outlet
 3. Google Earth Map handed in with packet on 5/14/13
 4. Map titled "Door to Door Path Distances" prepared by New England Land Surveying dated 4/23/13 – job no. 1253

 - b. **49 Federal Road** #201300414: Site Plan Modification (Shell Station Re-Development Project) to change the layout of expanded parking area from the approved layout on 8/26/10. Eliminated angled parking for perpendicular parking. Spaces increase from 38 spaces to 59 spaces.
 1. Map titled "Site Plan For Parking Expansion" prepared by CCA, LLC dated 2/19/09 revised thru 5/15/13 – sheet S1
 - "Landscape Plan For Parking Expansion" dated 2/19/09 revised 5/15/13 – sheet L-1

8. **Tabled Items:**

9. **Informal Discussion:**

a. **Generators and Propane Tanks:**

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for June 13, 2013****