

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, June 13, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 5/16/13 special, 5/23/13**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **Enforcement Correspondence:**
 1. Letter from Jason Buchsbaum of Cohen & Wolf to Lizbel Sanchez & Yvette Diaz of 34 Stony Hill Rd dated 5/28/13 Re: Zoning Violations of 34 Stony Hill Rd.
 2. Letter from A. Dew, ZEO to William Lavelle of 594 Federal Road dated 6/3/13

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 5/13/13 5/20/13; Zoning Board of Appeals 6/3/13; Planning Commission 5/16/13; Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors: May 2013
 - c. e-mail from Bill Davidson to Ryan Blessey dated 6/5/13 Re: ZEO, 6/3/13 NRM
 1. Letter from Neil Marcus to First Selectman dated 6/3/13 Re: Appointment of Zoning Enforcement Officer

4. **Public Hearings: 7:30 p.m.**
 - a. **419 Federal Road (Sunburst Landscaping) #201300362: Design Review for a 3,752 square foot addition & site improvements (ph close date 7/17/13)**
 1. Letter from Water Source to Zoning Commission dated 5/29/13 Re: Application #201300362 – no comments needed.

 - 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 close date 7/17/13)**
 1. Response letter from HVCEO to Zoning Commission dated 5/21/13 Re: Application #201300338
 2. Opinion Letter from Neil Marcus to Zoning Commission dated 5/29/13 Re: Zone Change Application – 20 Elbow Hill Rd, R-40 to IRC 80/40

5. **Continued Public Hearing: None**

6. **Old Business:**
 - a. **49 Federal Road #201300414: Site Plan Modification 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 (dec date 7/26/13)**
 1. "Parking Expansion Overlay" prepared by CCA, LLC dated 5/23/13 – sheet 1 of 2

 - b. **800, 802, 806 Federal Road & 7 Station Rd (Brookfield Village) #201300224: Bond Set**
 1. Bonding Cost Estimate-Sitework Sheet dated 3/15/13 for \$19,054.75

7. **New Business:**
 - a. **857 and 857A Federal Road #201200887: 8-8(n) Hearing: Revised plans as per appeal. (ph scheduled for 6/27/13)**

1. Map Cover Sheet Titled “Green Acres Luxury Apartments – Proposed Incentive Housing Development” prepared by CCA, LLC dated 9/19/12 revised thru 5/22/13
 - “General Legend, Notes And Abbreviations” dated 9/19/12 revised thru 5/22/13 – sheet N1
 - “Boundary & Topographic Survey” dated 6/14/12 – sheet 1 of 1
 - “Site Layout Plan” dated 1/18/13 revised thru 5/22/13 – sheet C1
 - “Grading And Drainage Plan” dated 9/19/12 revised thru 5/22/13 – sheet C2
 - “Utilities Plan” dated 9/19/12 revised thru 5/22/13 – sheet C3
 - “Landscaping Plan” dated 9/19/12 revised thru 5/22/13 – sheet C4
 - “Erosion And Sediment Control Plan” dated 9/19/12 revised thru 5/22/13 – sheet C5
 - “Notes And Details” dated 9/19/12 revised 5/22/13 – sheets C6 – C8
 - “Truck Maneuvering Plan – Fire Truck” dated 5/8/13 – sheet C9
 - “Truck Maneuvering Plan – WB-40” dated 5/8/13 – sheet C10
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1

- b. **360 Federal Road #200900068: Request for final Bond Release \$60,040.10**

- c. **Proposed Regulation Change #201300511: Section 242-404 K(7) – Incentive Housing Permitted Uses**

- d. **4 & 16 Elbow Hill Road #201300512(DR): Design Review for a 20,413 sq. ft. Boat Storage Facility including an Application for Natural Resources Removal (#201300512-NRR) (dec date 8/16/13)**
 1. **Bond Estimate – Erosion Controls: \$12,006.50**
 2. Erosion Control Plan prepared by CCA, LLC dated May 2013
 3. Map Cover Sheet Titled “Proposed Boat Storage” prepared by CCA, LLC dated 5/28/13
 - “Echo Bay Marina Boat Storage Site Plan” dated 5/24/13 – sheet S1
 - “Landscape Plan” dated 5/24/13 – sheet LS 1
 - “General Legend, Notes And Abbreviations” dated 5/24/13 – sheets N1 & N2
 - “Drainage Areas” dated 5/24/13 – sheet N3
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet ERO1
 - “Topographic Property Survey” dated 12/12/12 revised thru 6/4/13 – sheet 1 of 1

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for**
