

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, February 13, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings:** 1/23/14
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 1/6/14, 1/27/14; Zoning Board of Appeals; Planning Commission 1/16/14;
  
  - b. Letter from Evonne Klein, Commissioner of Department of Housing to Governor Malloy dated 12/31/13 Re: Annual Report on the Incentive Housing Zone Program.
  
4. **Public Hearing:** None
  
5. **Old Business:**
  - a. **398 & 414 Federal Road (Barnbeck Place) #201200274:** Request for bond modification (reduction) of \$149,536.50
  
  - b. **104 Federal Road (Bank of America) #201301194:** Site Plan Modification to install new pole lighting for bank parking lot (*dec date 3/14/14*)
  
6. **New Business:**
  - a. **540 Federal Road (Oak Meadows) #201400039:** Site Plan Modification to revise construction phasing. Move Clubhouse area into Phase 2 (*dec date 4/18/14*)
    1. Map titled "Phasing Plan" prepared by CCA, LLC dated 8/14/08 revised thru 1/21/14 – sheet PH1
  
  - b. **14 Candlewood Lake Road (The Paper Store) #201400075:** Site Plan Modification for alterations to the storefront. Demolish knee wall and replace with tempered glass. (*dec date 4/18/14*)
    1. Drawing titled "Demo And Proposed Exterior Elevations" prepared by Scott Griffin Architects dated 1/2/13 – sheet A4
  
  - c. **14 Candlewood Lake Road (The Paper Store) #201400074:** New Illuminated Building Sign
    1. Plans showing the proposed sign and lighting for The Paper Store handed into Land Use 1/30/14
  
  - d. **Plan of Conservation and Development:** Letter from Katherine Daniel, Community Development Director to Zoning Commission dated 1/23/14 Re: Updates to sewer infrastructure in the TCD due to location of Incentive Housing Sub-zones.

- e. **337 Federal Road #201400083: Design Review for a 2,880 sq. ft. new Dunkin' Donuts building and associated site amenities** (*PH set by 4/18/14*)
1. Project Report for 337 Federal Rd prepared by CCA, LLC dated 2/6/14
  2. Traffic Report prepared by Traffic Engineering Solutions, P.C. dated 12/16/13
  3. Map titled "Pre-Development Drainage Areas" prepared by CCA, LLC dated 2/6/14 – sheet DRA1
    - "Post-Development Drainage Areas" dated 2/6/14 – sheet DRA2
    - "Catch Basin Drainage Areas" dated 2/6/14 – sheet DRA3
  4. **Map Cover Sheet titled "Dunkin' Donuts" prepared by CCA, LLC dated 2/6/14**
    - "General Legend, Notes And Abbreviations" dated 6/2012 – sheet N1
    - "Zoning Location Survey Showing Proposed Improvements" dated 12/5/13 – sheet 1 of 1
    - "Demolition & Existing Conditions Plan" dated 2/6/14 – sheet C1
    - "Layout & Materials Plan" dated 2/6/14 – sheet C2
    - "Grading & Drainage Plan" dated 2/6/14 – sheet C3
    - "Utilities Plan" dated 2/6/14 – sheet C4
    - "Landscape Plan" dated 2/6/14 – sheet C5
    - "Erosion Control Plan" dated 2/6/14 – sheet C6
    - "Notes & Details" dated 2/6/14 – sheet C7 – C10
    - "Sedimentation And Erosion Control Plan" dated 12/7/05 – sheet E1
  5. Map titled "Proposed Floor Plan" prepared by James D. Smith, Architect dated 12/7/13 – sheet A1
    - "Exterior Elevations" dated 2/3/14 – sheet A2 & A3
  6. "Site Lighting Photometric Plan" prepared by Apex Lighting Solutions dated 2/5/14 – sheet SLI-A
  7. **Bonding Cost Estimate:** Erosion & Sedimentation Controls in the amount of \$21,109.00 (prepared by CCA, LLC) dated 1/17/14

7. **Tabled Items:**

8. **Informal Discussion:**

- a. **849 Federal Road:** Possible business requested by Bob Thorne

9. **Comments of Commissioners:**

10. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for February 27, 2014\*\***