

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, February 27, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 1/23/14**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **44 Old Middle Road #201301041:** Citation Decision and Notice of Assessment After Hearing prepared by James Sullivan, Hearing Officer dated 2/5/14
 - c. Letter from Alice Dew, ZEO to M. Sproviero dated 2/20/14 Re: 849 Federal Road – Files #201300875, 201302275 & 201301070

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 1/6/14, 1/27/14, 2/10/14; Zoning Board of Appeals; Planning Commission 1/16/14, 2/6/14;**

 - 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.

 - c. Legal Briefings for Building Inspectors: February 2014

 - d. Letter from Steven Byrne, Ex. Dir. Of Ct Federation of Planning & Zoning Agencies to Zoning Commission Re: CFPZA Annual conference – March 13, 2014

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
- f. **450 & 460 Federal Road #201400113 DR and #201400113 NRR: Design Review for a proposed new 36,048 sq. ft. new retail building & associated site amenities (application for Natural Resource Removal included with this Design Review).**
1. Project Report for Proposed Retail Development prepared by CCA, LLC dated 2/20/14
 - Drainage Report (*included in Project Report*)
 2. Bonding Cost Estimate of \$68,763.75 (*included in Project Report*)
 3. **Map Cover Sheet Titled "Proposed Retail Development, Lots 2 & 3 Four Fifty Federal Industrial Subdivision" prepared by CCA, LLC dated 2/20/14**
 - "General Legend, Notes And Abbreviations" dated June 2012 – sheet N1
 - "Property & Topographic Survey" dated 2/14/14 – sheet 1 of 1
 - "Layout & Materials Plan" dated 2/20/14 – sheet C1
 - "Grading & Drainage Plan" dated 2/20/14 – sheet C2
 - "Utilities Plan" dated 2/20/14 – sheet C3
 - "Landscape Plan" dated 2/19/14 – sheet C4
 - "Erosion Control Plan" dated 2/20/14 – sheet C5

- “Notes & Details” dated 2/20/14 – sheets C6 thru C8
 - “Sedimentation And Erosion Control Plan dated 12/7/05 – sheet E1
4. **Architects Rendering and Plans** prepared by H&R Design, Inc. dated 2/18/14 – sheets 1 thru 9
 5. **Site Lighting Photometric Plan** prepared by Apex Lighting Solutions dated 2/20/14 – sheet SL-1B
- g. **Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Design Guidelines**

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 March 13, 2014****