

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

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 3/13/14**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 3/10/14; Zoning Board of Appeals 3/3/14; Planning Commission; Zoning Sub-Committee**

 - b. Memo from K. Daniel, CCD to Zoning Commission dated 3/13/14 Re: Pre-application review for Branhaven Farms

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Guidelines.**
 1. Response comment from HVCEO dated 3/11/14

5. **Continued Public Hearings (following 4a):**
 - a. **337 Federal Road #201400083: Design Review for a 2,880 sq. ft. new Dunkin' Donuts building and associated site amenities (ph close date 4/16/14- 65 ext. days remaining)**
 1. Letter from Steve Sullivan, P.E. CCA, LLC to R. Blessey dated 3/14/14 Re: Dunkin Donuts, 337 Federal Road – Application #201400083
 2. **Map Cover Sheet titled “Dunkin' Donuts” prepared by CCA, LLC dated 2/6/14 revised 3/14/14**
 - “General Legend, Notes And Abbreviations” dated 6/2012 – sheet N1
 - “Zoning Location Survey” dated 12/5/13 revised 3/14/14 – sheet 1 of 1
 - “Demolition & Existing Conditions Plan” dated 2/6/14 – sheet C1
 - “Layout & Materials Plan” dated 2/6/14 revised 3/14/14 – sheet C2
 - “Grading & Drainage Plan” dated 2/6/14 revised 3/14/14 – sheet C3
 - “Utilities Plan” dated 2/6/14 revised 3/14/14 – sheet C4
 - “Landscape Plan” dated 2/6/14 revised 3/14/14 – sheet C5
 - “Erosion Control Plan” dated 2/6/14 revised 3/14/14 – sheet C6
 - “Notes & Details” dated 2/6/14 – sheets C7, C8, C9 & C10
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1

 - b. **450 & 460 Federal Road #201400113 (DR) & #201400113 (NRR): Design Review for a proposed 36,048 sq. ft. new retail building & associated site amenities (application for Natural Resource Removal included with this Design Review) (ph close date 4/16/14 – 65 ext. days remaining).**
 1. Letter from Steven Sullivan, P.E. to Zoning Commission dated 3/20/14 Re: Revised Plans for Proposed Retail Building 450 & 460 Federal Rd.
 2. **Map Cover Sheet titled “Proposed Retail Development, Lots 2 & 3 – Four Fifty Federal Industrial Subdivision prepared by CCA, LLC dated 2/20/14 revised 3/20/14**
 - “General Legend, Notes And Abbreviations” dated 6/2012 – sheet N1
 - “Property & Topographic Survey” dated 2/14/14 – sheet 1 of 1
 - “Layout & Materials Plan – Lots 2 & 3” dated 2/20/14 revised 3/20/14 – sheet C1

- “Grading & Drainage Plan” dated 2/20/14 revised 3/20/14 – sheet C2
- “Utilities Plan” dated 2/20/14 revised 3/20/14 – sheet C3
- “Landscape Plan” dated 2/19/14 revised 3/20/14 – sheet C4
- “Erosion Control Plan” dated 2/20/14 revised 3/20/14 – sheet C5
- “Notes & Details” dated 2/20/14 revised 3/20/14 – sheet C6, C7 & C8
- “Notes & Details” dated 3/20/14 – sheet C9
- “Sedimentation And Erosion Control Plan” dated 12/7/05

6. Old Business:

- a. **398 & 414 Federal Road (Barnbeck Place) #201400147: Site Plan Modification for Incentive Housing Project to change building footprints, change parking layout and other modifications** (*dec. date by 5/9/14*)
1. Letter from Steven Sullivan, P.E. to Zoning Commission dated 3/20/14 Re: Barnbeck Place – 398 & 414 Federal Road
 2. Lighting Plan prepared by Sternberg Lighting – handed into Land Use 3/20/14
 3. Map titled “Layout & Materials Plan” prepared by CCA, LLC dated 1/26/10 revised thru 3/20/14 – sheet C1

7. New Business:

- a. **110 Federal Road (BJ’s Wholesale Club) #201100126: Request for Final Bond Release (Gas Station) in the amount of \$55,000.00.**
- b. **Proposed Regulation Change #201400176: Section 242-404I(7)(a) – Planned Age-Restricted Communities, Development Standards – Number of Units.**
- c. **86 Obtuse Hill Rd #201400181: Single Family Conversion**

8. Tabled Items:

9. Informal Discussion:

- a.

10. Comments of Commissioners:

11. Adjourn:

****Next Regular Meeting Scheduled for April 10, 2014****