

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, October 9, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 9/25/14

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 9/22/14; Zoning Board of Appeals; Planning Commission 9/18/14; Aquifer Protection Agency 9/25/14

 - b. Letter from Mark Vacirca to Zoning Board of Appeals dated 9/22/14 Re: Sokol Club Variance – ZBA Meeting 9/8/14
 1. Attachment dated 9/8/14

 - c. Letter from Attorney Thomas Beecher to A. Dew, ZEO dated 9/30/14 Re: Zoning Enforcement and Town of Brookfield vs. Samir Zaky

4. **Old Business:**
 - a. **891, 893 Still Water Circle – Federal Rd (Newbury Village) #201400705: Bond Set**
 1. Bond Estimate Sheet prepared by CCA, LLC dated 8/5/14 - \$42,207.00

5. **New Business:**
 - a. **227 Federal Road #201400908: Site Plan Modification for an illuminated roadside pylon sign for new tenants** (*dec date 12/12/14*)
 1. Zoning Location Survey (showing proposed sign location) prepared by CCA, LLC dated 8/5/14 revised thru 9/10/14 – sheet 1 of 1

 - b. **227 Federal Road #201400909: Illuminated roadside sign (directory).**

 - c. **92 Pocono Road (Fire Station) #201400920: Illuminated 20 sq. ft. roadside sign**

6. **Tabled Items:**

7. **Informal Discussion:**
 - a. **Apartment Units within Single Family Dwellings (\$242-405 A-B): Regulation Changes**
 1. E-mail from Tom Beecher, Town Attorney dated 9/17/14 with suggested changes attached.

 - b. **19 and 23 Station Road:** Requested by Abigail Adams, CCA, LLC

 - c. **Town Center District Regulations:** Requested by H. Kurfehs with attachments
 1. E-mail from H. Kurfehs to K. Daniel dated 6/16/14
 - Document titled “Discussion on New Regulation”
 2. E-mail from H. Kurfehs to K. Daniel dated 10/1/14
 - Document titled “Todd Pool 4 Corners Residential”

 - d. **14 Candlewood Lake Road:** Discussion of drive-thru pharmacy and hours of operation

- e. **371 Candlewood Lake Road:** Discussion of permitted uses in the RC-41 Zone in relation to personal training & classes and a Boxing Ring. Requested by Ilir Dedvukaj
 - f. **Definition of stories in regards to building height:** Requested by A. Dew, ZEO
8. **Comments of Commissioners:**
9. **Adjourn:**

****Next Regular Meeting Scheduled for October 23, 2014****