

**Zoning Commission Meeting -
A G E N D A
7:00 PM Thursday, June 11, 2015
Brookfield Town Hall - Room 133**

1) **Convene Meeting**

- A) **Review Minutes of Previous Meetings:**
[4/9/15](#), [5/14/15](#), [5/28/15](#)

2) **Land Use Enforcement**

- A) **Enforcement Officer's Report:**

3) **Review Correspondence**

- A) **Minutes of other Boards and Commissions:**

- **Planning Commission:** [5/21/15](#)

- B) **Legal Briefings for Building Inspectors: May 2015**
Legal Briefings

4) **Continued Public Hearing:**

- A) **Proposed Regulation Change #201500050: Section 242-202 and Section 242-501 - Brewery and Brewpub / Restaurants**

- B) **533 Federal Rd #201500201: Design Review (including Natural Resource Removal of 1,600 cu) for the construction of a 2,476 sq. ft. Medical Building and associated parking (ph close date 6/17/15 - 65 extension days remaining)**

1. Review sheet received back from Public Works Director

5) **Public Hearing:**

- A) **Proposed Zone Change #201500322: 874 Federal Rd to go from Town Center District to Incentive Housing District Overlay Perimeter Sub-Zone**

6) **Old Business:**

- A) **Medical Marijuana Moratorium #201300956:**

- B) **17 Long Meadow Hill Rd #201500366: Solar Array**

1. E-mail from Stuart Dalton to Zoning Commission dated 6/3/15: request to postpone to 6/25/15 meeting

- C) **476 Candlewood Lake Rd (Brookfield Bay Marina) #201500367: Site Plan Modification for the repair of a shed roof and fixing of water issues (dec date 7/17/15)**

- D) **131 Tower Rd #201400996 (DiGrazia Vineyards):**

1. Letter from Krissy Lombardo to Zoning Commission received 6/1/15
2. Letter from Kaitlinh Ho to Zoning Commission dated 5/25/15 Re: DiGrazia Vineyards is phenomenal

7) **New Business:**

- A) **537 Federal Rd (Babu's Jerk Joint) #201500442: Request for additional temporary event dates for live music on 6/26/15, 7/31/15, 8/28/15 9/25/15, 10/30/15. The hours of the events are 7:00 pm - 11:00 pm**

- B) **499 Federal Rd #201500475: Certificate of Zoning Compliance for a U-haul Rental business**

- C) **Moratorium on Apartments and Multi-family dwellings: Discussion**

1. Proposed amendment to the Zoning Regulations to establish a moratorium concerning development applications in the Town Center District

8) Tabled Items:

9) Informal Discussion:

A) **Discussion of Site Plans, Special Permits and A-2 Surveys**

1. Examples of regulations from neighboring towns

B) **Accessory Apartments: Discussion**

1. Examples of neighboring towns regulations

10) Comments of Commissioners:

11) Adjourn:

****Next Regular Meeting Scheduled for June 25, 2015****