

Zoning Commission Meeting
A G E N D A
7:00 PM Thursday, July 09, 2015
Brookfield Town Hall - Room 133

1) **Convene Meeting**

- A) **Review Minutes of Previous Meetings: 6/11/15, 6/25/15**
6/11/15, 6/25/15

2) **Land Use Enforcement**

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

3) **Review Correspondence**

- A) **Minutes of other Boards and Commissions:**
- **Inland Wetlands Commission**
 - **Zoning Board of Appeals 7/6/15**
 - **Planning Commission 6/18/15, 6/25/15 site walk**

4) **Public Hearing - 7:30pm:**

- A) **Medical Marijuana Moratorium #201300956: Proposed one year extension to July 15, 2016**
- B) **Proposed Moratorium on Residential Development in the Town Center District #201500518: Section 242-505**
1. Response memo from Jonathan Chew, WCCOG dated 6/29/15
 2. Response memo from Planning Commission dated 7/6/15

5) **Old Business:**

- A) **131 Tower Rd #201400996 (DiGrazia Vineyards): Discussion of outdoor music**
1. Letter from Attorney Peter Hunt to Zoning Commission dated 6/30/15 Re: DiGrazia Vineyards - 131 Tower Rd
 2. "Zoning Summary - Licensed Connecticut Wineries With Outdoor Music" handed into Land Use 7/6/15
 3. "Outdoor Activity Information Connecticut Farm Wineries" handed into Land Use 7/6/15 (*on cart*)
 4. "Zoning Information For Connecticut Farm Wineries That Plan Outdoor Music" handed into Land Use 7/6/15 (*on cart*)
- B) **Accessory Apartments: Discussion**

6) **New Business:**

- A) **270 Federal Rd (Advance Auto Parts) #201500600: Illuminated 71 sq. ft. building sign**
- B) **33 Federal Rd (Town Fair Tire) #201500601: Site Plan Modification to change building color and add a 35 sq. ft. gable peak over existing sign (dec date 9/12/15)**
1. "New Fascia Details" prepared by Milliken Assoc. dated 2/8/15 - sheet A1
 2. Review sheet returned from Public Works "no comments"
- C) **10 Huckleberry Hill Rd (YMCA) #201500602: Site Plan Modification for a deck with benches for day camp recreation and group gatherings**
1. Review Sheet returned from Public Works - "no comments"
- D) **32 Candlewood Shores Rd #201400815: Final bond release of \$950.00**
- E) **854-874 Federal Rd (The Enclave at Brookfield Center) #201500608: Design Review for an affordable housing project (earliest PH date can be scheduled for 8/13/15)**
1. Letter of transmittal prepared by CCA, LLC dated 7/2/15
 2. Letter from Michael Lillis, P.E. to Zoning Commission dated 7/2/15 Re: "The Enclave at Brookfield Center" 854-874 Federal Rd, Site Plan for Design Review Approval
 3. "Affordability Plan" - The Enclave at Brookfield Center - Property: 854 and 874 Federal Rd, Brookfield

4. "Wetland Assessment For The Enclave at Brookfield Center" prepared by Jodie Chase, Ecologist dated July 2015
5. "Drainage Summary" prepared by CCA, LLC dated 6/29/15 (*hard copy on cart*)
6. Map Cover Sheet titled "Site Development Plans - The Enclave At Brookfield Center Affordable Mixed Use Development 854 & 874 Federal Rd" prepared by CCA, LLC dated 7/2/15
 - o "General Legend, Notes And Abbreviations" dated 7/2/15 - sheet N1
 - o "Boundary & Topographic Survey" dated 5/6/15 - sheet 1 of 1
 - o "Proposed Emergency Access Easement" dated 7/2/15 - sheet 1 of 1
 - o "Demolition Plan" dated 7/2/15 - sheet C1
 - o "Layout & Materials Plan" dated 7/2/15 - sheet C2
 - o "Grading & Drainage Plan" dated 7/2/15 - sheet C3
 - o "Utility Plan" dated 7/2/15 - sheet C4
 - o "Erosion Control Plan" dated 7/2/15 - sheet C5
 - o "Landscape Plan" dated 7/2/15 - sheet C6
 - o "Notes & Details" dated 7/2/15 - sheet C7, C8, C9, C10 & C11
 - o "Sedimentation And Erosion Control Details" dated 7/2/15 - sheet ES1
7. Architectural Plans - Schematic Design - Apartment Elevations - 24 Units" prepared by Seventy2 Architects dated 6/30/15
 - o "Apartment Building Plans - 24 Units" dated 6/30/15
 - o "Apartment Elevations - 30 Units" dated 6/30/15
 - o "Apartment Building Plans - 30 Units" dated 6/30/15

7) **Tabled Items:**

8) **Informal Discussion:**

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

9) **Comments of Commissioners:**

10) **Adjourn:**

****Next Regular Meeting Scheduled for July 23, 2015****