

**AGENDA**  
**BROOKFIELD ZONING COMMISSION**  
**Thursday, January 26, 2012 – 7:00 p.m.**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 1/12/12**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  - b. **Enforcement Correspondence:**
    1. Letter from Town Attorney included in packet (*Attorney-Client Privileged Communication*)
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission**  
1/9/12;  
**Zoning Board of Appeals 1/9/12; Planning Commission 1/5/12, 1/19/12;**
  - b. **Connecticut Federation of Planning And Zoning Agencies Quarterly Newsletter:**  
Winter 2012
  - c. **Building Permits Law Bulletin: January 2012**
  
4. **Public Hearing 7:30 p.m.**
  - a. **Proposed Regulation Change #201200014: Section 242-602B(2)(h)(1) – Maximum Free Standing Lighting Fixture Mounting Height** (*ph close date 3/1/12*)
    1. Memo from Planning Commission to Zoning Commission dated 1/20/12 Re: Proposed Zoning Regulation Text Amendment Changes Section 242-602B(2)(h)(1) and Section 242-308F
  
  - b. **Proposed Regulation Change #201200015: Section 242-308F – Liquor Outlets** (*ph close date 3/1/12*)
    1. *See memo on Agenda item 4a 1 for Planning Commission's comments on this regulation*
  
5. **Old Business:**
  - a. **540 Federal Road #201101017: Design Review for a Municipal water storage tank,**  
**water main, electrical & driveway** (*dec. date 2/11/12*)
    1. Letter from Richard Papenfuss, Chairman Water Source, to Planning and Zoning Commissions dated 1/18/12 Re: 540 Federal Rd "Incentive Housing Development"

5 Lot Subdivision for 125 Unit Affordable Housing, Application  
#201101017

**6. New Business:**

- a. 200 Federal Road (Costco Fuel Facility) #201200051: Certificate of Zoning Compliance for signage for Fuel Facility**
1. Map titled "Signage Elevations and Details" prepared by Mulvanny G2 Architecture  
dated 1/18/11 – sheet DD4.1-01 (*Map is in file on cart*)
- b. 200 Federal Road (Costco Wholesale Corp.) #201200052: Certificate of Zoning Compliance for signage on new building addition**
1. Map titled "Signage Elevations And Details" prepared by Mulvanny G2 Architecture, dated 12/20/11 – sheet DD3.1-03 (*Map is in file on cart*)
- c. 227-235 Federal Road #201200060: Design Review for a new retail / commercial**  
**24,899 sq. ft. building (dec date 3/31/12)**
1. Letter from Michael J. Lillis, P.E. of CCA, LLC to Zoning Commission dated 1/19/12 Re: 227-235 Federal Road, Site Plan for Design Review Approval for  
Two  
Two Seven LLC
  2. Drainage Summary prepared by CCA, LLC dated 1/19/12
  3. Map Cover Sheet titled "**Proposed Site Plan For New Retail Building 227-235 Federal Road**", prepared by CCA, LLC dated January 19, 2012
    - "Existing Conditions Site Plan" dated 7/20/11 – sheet 1
    - "Layout Plan" dated 11/02/11 – sheet S2
    - "Grading Plan" dated 1/12/12 – sheet S1
    - "Landscape Plan" dated 1/12/12 – sheet S4
    - "Notes & Details" dated 1/18/12 – sheet D1
    - "Sedimentation And Erosion Control Plan" dated 12/7/05 – sheet 2002E&S
  4. Brookfield Connecticut "Key Map" for Design Review Application – received  
in  
Land Use 1/19/12
  5. Map of "Elevations" prepared by Borghesi Building & Engineering Co., Inc. dated  
1/18/12 – sheet A2
    - "Floor Plan" dated 1/17/12 – sheet A1

**7. Tabled Items:**

**8. Informal Discussion:**

- a. **Mobil Vending:** Aurora Marin – vending on private property
9. **Comments of Commissioners:**

10. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for February 9, 2012\*\***