

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, February 9, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 1/26/12**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission**
1/23/12;
Zoning Board of Appeals; Planning Commission 1/27/12 special site walk;
Zoning
Sub-Committee
 - b. **Connecticut Federation of Planning & Zoning Agencies: CFPZA Annual Conference**
– March 15, 2012
 - c. Memo from Ralph Tedesco, Director Public Works, to Zoning Commission dated 2/3/12
Re: Costco

4. **Continued Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201200015: Section 242-308F – Liquor Outlets**
(*ph*
close date 3/1/12)

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 Steven Sullivan, CCA, LLC to Zoning Commission dated 1/30/12
Re:
Water Storage Tank #201101017: Request for 65 day extension
 2. Letter from Richard Papenfuss, Water Source, to Zoning Commission dated 2/1/12
Re: 540 Federal Rd "Incentive Housing Development" 5 Lot Subdivision for 125
Unit Affordable Housing, Application #201101017
 - 540 Federal Rd – Dry Hydrant Detail
 3. Letter from Steven Sullivan, CCA to William Mercer, Chairman Zoning Commission dated 1/31/12 Re: Water Storage Tank Oak Meadows – 540 Federal Rd

b. Proposed Regulation Change #201200014: Section 242-602B(2)(h)(1) – Maximum

Free Standing Lighting Fixture Mounting Height (*dec date 3/31/12*)

c. 227-235 Federal Rd #201200060: Design Review – Public Hearing scheduled for 2/23/12

1. Letter from Richard Papenfuss, Water Source, to Zoning Commission dated 2/1/12

Re: 227-235 Federal Road, Application #201200060

6. New Business:

a. 398 Federal Road - Proposed Zone Change #201200088: Current Zone is IRC 80 /

40 and Proposed Change is Incentive Housing Overlay Zone (*dec. date 4/14/12*)

1. Attachment A “Existing Zone Map” prepared by CCA, LLC dated 1/29/12 – sheet 1

of 3

2. Attachment B “Proposed Incentive Housing District Zone Change By Barnbeck,

LLC” dated 1/29/12 – sheet 2 of 3

3. Attachment C “Proposed Incentive Housing District Zone Change By Town of

Brookfield Zoning Commission” dated 1/29/12 – sheet 3 of 3

7. Tabled Items:

8. Informal Discussion:

a.

9. Comments of Commissioners:

10. Adjourn:

****Next Regular Meeting Scheduled for February 23, 2012****