

**AGENDA – SPECIAL MEETING
BROOKFIELD ZONING COMMISSION
Thursday, May 17, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

Convene Meeting

- a. **Review Minutes of Previous Meetings: 4/26/12**

2. Land Use Enforcement

- a. **Enforcement Officer's Report:**

- b. **Enforcement Correspondence:**

1. Letter from John Mazur, 11 Nicoles Court to Alice Dew dated 5/5/12 Re: Response to letter sent by ZEO on 4/25/12
2. Letter to Laurie Pastor, Wellsville Properties, LLC from Jason Buchsbaum, Cohen & Wolf dated 5/1/12 Re: Zoning and Wetlands Violations at 533 Federal Road

- c. **1 High Ridge Road: File #201200369 - #201200374**

- d. **22 Beech Tree Road: File #201200375 - #201200381**

3. Review Correspondence

- a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 4/23/12; Zoning Board of Appeals 5/7/12; Planning Commission 4/19/12, 5/3/12; Zoning Sub-Committee**

- b. **Letter from Sara Howard, CCA to Zoning Commission dated 5/1/12 Re: Zoning Regulation discrepancy**

- c. **Iroquois Report: April 2012 issue**

- d. **Letter from Neil Marcus to Zoning Commission dated 5/10/12 Re: Opinion re C.G.S. § 14-321 and P.A. 03-184, 05-218 & 06-133**

- e. **Letter from Neil Marcus to Zoning Commission dated 5/10/12 Re: Miscellaneous Zoning Issues**

4. Public Hearing 7:30 p.m.

- a. **Proposed Regulation Change #201200258: Section 242-305F – Commercial Vehicles in Residential Zones**

1. Response memo from Planning Commission to Zoning Commission dated 4/23/12 Re: Application #201200258 – Section 242-305F
2. Letter from Neil Marcus to Zoning Commission dated 5/4/12 Re: Proposed Zoning Regulation Amendments – Application #201200258
3. Response from HVCEO received 4/27/12 Re: Application #201200258

- b. **Proposed Regulation Change #201200259: Section 242-401A(2)(g) – Customary Home Occupation**

1. Response memo from Planning Commission to Zoning Commission dated 4/23/12 Re: Application #201200259 – Section 242-401A(2)(g)
2. Letter from Neil Marcus to Zoning Commission dated 5/4/12 Re: Proposed Zoning Regulation Amendments – Application #201200259
3. Response from HVCEO received 4/27/12 Re: Application #201200259

- c. **Proposed Regulation Change #201200260: Section 242-501 – Table of Permitted Uses**

1. Response memo from Planning Commission to Zoning Commission dated 4/23/12 Re: Application #201200260 - Section 242-501
2. Letter from Neil Marcus to Zoning Commission dated 5/4/12 Re: Proposed Zoning Regulation Amendments – Application #201200260
3. Response from HVCEO received 4/27/12 Re: Application #201200260

- d. **Proposed Regulation Change #201200261: Section 242-405 – Apartment Units within Single Family Dwellings**
1. Response memo from Planning Commission to Zoning Commission dated 4/23/12
Re: Application #201200261 – Section 242-405
 2. Letter from Neil Marcus to Zoning Commission dated 5/4/12 Re: Proposed Zoning Regulation Amendments – Application #201200261
 3. Response from HVCEO received 4/27/12 Re: Application #201200261
5. **Old Business:**
- a. **388, 398, 414 Federal Road (Barnbeck Place) #201200274: Design Review Modification to change footprint of south building, changed from PARC development to Incentive Housing (dec date 6/30/12)**
- b. **100 Silvermine Road (On Track Karting) #201200300: Site Plan Modification to install a 300 gallon fuel tank (dec date 6/30/12)**
1. Application for Certificate of Zoning Compliance within the Aquifer Protection District
 2. Brochure titled “Fireguard Thermally Protected Steel Storage Tanks”
 3. Hazardous and Contaminant Materials Control Plan received in Land Use 5/10/12
- c. **200 & 236 Federal Road (Costco Wholesale) #201200312: Site Plan Modification for building addition & construction, gas dispensing and pavement reconstruction (dec date 6/30/12)**
- d. **10 Huckleberry Hill Road #201200313: Site Plan Modification to increase pool enclosure building by 1900 square feet (dec date 6/30/12)**
6. **New Business:**
- a. **540 Federal Road (Oak Meadows) #201200364: Site Plan Modification to eliminate four 50,000 gallon fire tanks in lieu of upgraded municipal water system which includes the new Oak Meadows 607,000 +/- gallon tank (dec date 7/21/12)**
1. Maps titled “Site Grading & Utilities Plan” prepared by CCA, LLC dated 4/10/08 revised 5/4/12 – sheets – S1 & S2
- b. **316 Federal Road (Layla’s Bakery LLC”) #201200382 : Site Plan Modification to bring building to code with a handicap ramp (dec date 7/21/12)**
1. Map of site showing proposed handicap ramp received in Land Use 4/20/12
 2. ZBA approval letter of 65’ variance granted dated 5/10/12
- c. **107 Vale Road #201200395: Certificate of Zoning Compliance for a Contractor’s Yard**
1. Letter from Deborah Rizzo, JAR Assoc. to Zoning Commission dated 5/9/12 Re: 107 Vale Road / Contractor’s Yard Certificate
- d. **807 Federal Road (Peachwave Yogurt Store) #201200397: Site Plan Modification for expanded parking to 16 spaces with development of 1600 sq. ft. for a yogurt shop.**
1. Map titled “Parking Site Plan” prepared by P.W. Scott Engineering & Architecture, P.C. dated 04/23/12 – sheet SY1
 - “Grading Plan & Erosion Control” dated 04/23/12 – sheet SY2
 - “Landscape Plan” dated 4/23/12 – sheet SY3
 - “Luminaire Schedule” dated 4/23/12 – sheet SY4

- “Erosion & Construction Details” dated 4/23/12 – sheet SY5
- “Proposed Elevation” dated 4/23/12 – sheet A1

e. **20 Orchard Street #200300195: Request for final bond release \$50,000**

7. **Tabled Items:**

8. **Informal Discussion:**

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for May 24, 2012****