

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

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 6/28/12, 7/12/12**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 7/9/12, 7/7/12 special; Zoning Board of Appeals 7/9/12; Planning Commission; Zoning Sub-Committee**

4. **Old Business:**
 - a.

5. **New Business:**
 - a. **Presentation by Fitzgerald & Halliday Inc. on the Four Corners Revitalization Plan**

 - b. **13 Surrey Drive #201200629: Single Family Conversion** (*dec date 9/29/12*)
 1. **"Zoning Location Survey"** prepared by Bunney Assoc. Land Surveyors dated 6/20/12 revised 7/17/12

 - c. **204 Candlewood Lake Road #201200635: Site Plan Modification – Demolish existing building, re-build new addition, new septic system, parking, and pool** (*dec date 09/29/12*)
 1. Development Report for Candlewood East Marina prepared by CCA, LLC dated 07/19/12
 2. Preliminary Drawings Candlewood East Marina prepared by Tasos Kokoris dated 04/20/12:
 - Preliminary Specifications – West Elevation Detail
 - Preliminary Floor Plan – 3,360 square feet dated 03/31/12
 - Preliminary Floor Plan – 2,816 square feet dated 03/31/12
 - Preliminary East Elevation dated 04/20/12
 - Preliminary West (Lake) Elevation dated 03/31/12
 - Preliminary North Elevation, Section dated 03/31/12
 3. Site Development Plans – Candlewood East Marina prepared by CCA, LLC dated 07/03/12 revised 07/19/12:
 - Sheet N1 – General Legend, Notes and Abbreviations dated 06/12
 - Sheet 1 of 1 – Property & Topographic Survey dated 03/09/12; revised through 05/10/12
 - Sheet C1 – Layout and Materials Plan dated 06/14/12; revised through 07/19/12
 - Sheet C2 – Grading & Drainage Plan dated 06/14/12; revised through 07/19/12
 - Sheet C3 – Landscape Plan dated 06/14/12; revised through 07/19/12
 - Sheet C4 – Septic System Design dated 06/14/12; revised through 07/19/12
 - Sheet C5 – Septic System Details dated 06/14/12
 - Sheet C6 – Notes & Details dated 06/14/12
 - Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05

- d. **57 Laurel Hill Road #201200636: Design Review – Proposed Incentive Housing “Laurel Hill Townhomes”** (*dec date 09/29/12*)
1. Letter from A. Adams of CCA, LLC dated 07/19/12 Re: Laurel Hill Townhomes Incentive Housing Development
 2. Development Report for Laurel Hill Townhomes prepared by CCA, LLC dated 06/20/12; revised 07/05/12
 3. Incentive Housing Restriction
 4. Sheet DA1 – Pre-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12
 5. Sheet DA2 – Post-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12
 6. Sheet DA3 – Catch Basin Drainage Area Map prepared by CCA, LLC dated 06/22/12
 7. Laurel Hill Townhomes Proposed Incentive Housing Development prepared by CCA, LLC:
 - Cover Sheet dated 06/20/12; revised through 07/19/12
 - Sheet N1 – General Legend, Notes and Abbreviations dated 06/12
 - Sheet 1 of 1 – Boundary Survey dated 05/10/12; revised through 06/06/12
 - Sheet 1 of 1 – Existing Conditions Plan dated 06/06/12
 - Sheet C1 – Layout and Materials Plan dated 06/06/12; revised through 07/19/12
 - Sheet C2 – Grading and Drainage Plan dated 06/06/12; revised through 07/19/12
 - Sheet C3 – Utilities Plan dated 06/06/12; revised through 07/19/12
 - Sheet C4 – Erosion Control Plan dated 06/06/12; revised through 07/19/12
 - Sheet C5 – Notes and Details dated 06/06/12; revised through 07/19/12
 - Sheet C6 – Notes and Details dated 06/06/12; revised through 07/19/12
 - Sheet C7 – Notes and Details dated 06/06/12; revised through 07/19/12
 - Sheet C8 – Notes and Details dated 06/06/12; revised through 07/19/12
 - Sheet E1 – Sedimentation and Erosion Control Plan dated 12/07/05
 8. Sheet A1.0 – Typical Townhouse Plans prepared by LaFreniere Architects Inc. dated 07/12/12
 9. Sheet A2.0 – Typical Townhouse Elevations prepared by LaFreniere Architects Inc. dated 07/12/12
 10. Sheet A3.0 – Roof Plan/Exterior Details prepared by LaFreniere Architects Inc. dated 07/12/12

6. **Tabled Items:**

7. **Informal Discussion:**

a.

8. **Comments of Commissioners:**

9. **Adjourn:**

****Next Regular Zoning Commission Meeting Scheduled for August 9, 2012****
****Next Regular Planning Commission Meeting Scheduled for August 2, 2012****