

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

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 7/26/12**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 7/23/12; Zoning Board of Appeals; Planning Commission 7/19/12; Zoning Sub-Committee**
 - b. Letter from Attorney Marcus of Cohen and Wolf dated 07/18/12 Re: Zoning Regulation Section 242-401E(2)
 - c. Email from Stefani Battles to Town Clerk J. Locke dated 07/17/12 Re: Approval of Authorization
 - d. Letter from K. Daniel (AICP) and A. Dew (ZEO) to John Farley, P. Scalzo, Gager, Emerson, Rickart, Bower and Scalzo, and M. Lillis of CCA Engineering dated 7/23/12 Re: Discussion of Proposal for an Incentive Housing development at 857 Federal Rd
 - e. Legal Briefings for Building Inspectors: July 2012 issue
 - f. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter: Summer 2012
 - g. Letter (with enclosure) from Macky McCleary (Deputy Commissioner) CT Dept of Energy & Environ. Protection to First Selectman Bill Davidson dated 7/3/12 Re: Notice of Tentative Determination Domestic Sewage General Permit
 - h. Copy of memo sent from Zoning Commission to Board of Selectman dated 7/31/12 Re: Alternate Zoning Commissioner Jeffrey Cordisco
 - i. **Citation: Affiliated Realty, LLC vs. Brookfield Zoning Commission, Zoning Board of Appeals, Inland Wetland Commission, Alice Dew- ZEO, Katherine Daniel – WEO, Brianna Marciniak and Matthew Marciniak dated 7/27/12**
 - j. Letter from Katherine Daniel, AICP to Zoning Commission dated 8/2/12 Re: Four Corners Revitalization Plan
 - k. Iroquois Report: August 2012 summer issue

4. **Public Hearing 7:30 p.m.**
 - a. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project (ph close date 9/13/12)**
 1. Memo from Wayne Gravius, Chief Brookfield Fire Co. – Water Source to Zoning Commission dated 7/18/12 Re: 40, 57, 64 Laurel Hill Rd Residences at Laurel Hill
 2. Letter from Robert R. Brown, VP Historical Society to Zoning Commission dated 8/1/12 Re: Redevelopment of 40 and 64 Laurel Hill Road Properties
 3. Letter from Jacqueline Salame, Chairperson for the Historic District to Zoning Commission dated 7/26/12 Re: 40 & 64 Laurel Hill Rd
 4. **Traffic Access & Impact Study** for the Residences at 40 and 60 Laurel Hill Rd prepared by Frederick P. Clark Associates, Inc. dated July 2012
 5. **Map titled “Layout And Materials Plan” prepared by CCA, LLC dated 6/6/12 revised thru 8/2/12 – sheet C1**
 - “Grading And Drainage Plan” dated 6/6/12 revised thru 8/2/12 – sheet C2
 - “Utilities Plan” dated 6/6/12 revised thru 8/2/12 – sheet C3
 - “Landscape Plan” dated 6/6/12 revised thru 8/2/12 – sheet C4
 - “Landscape Plan Enlargement” dated 6/6/12 revised 8/2/12 – sheet C4a
 - “Landscape Plan Enlargement” dated 6/6/12 revised 8/2/12 – sheet C4b

6. Letter from Katherine Daniel, AICP and Alice Dew, ZEO to Zoning Commission received 8/2/12 Re: Pre-application review of project at 40 & 64 Laurel Hill Road
5. **Old Business:**
 - a. **13 Surrey Drive #201200629: Single Family Conversion** (*dec date 9/29/12*)
 1. "Zoning Location Survey" prepared by Bunney Assoc. dated 6/20/12 revised 7/17/12
 2. Floor Plan of Lower level received in Land Use and dated 8/1/12
 3. Copy of Variance for 35 sq. ft. granted 7/9/12
 - b. **204 Candlewood Lake Road #201200635: Design Review – Demolish existing building, re-build new addition, new septic system, parking, and pool** (*Public Hearing scheduled for 8/23/12*)
 1. Letter from Dawn M. McKay, Environmental Analyst 3 for CT Dept of Environ. Prot. To Abigail Adams of CCA, LLC dated 7/12/12 Re: Proposed building addition at the Candlewood East Marina at 204 Candlewood Lake Road
 - c. **57 Laurel Hill Road #201200636: Design Review for proposed Incentive Housing "Laurel Hill Townhomes"** (*Public Hearing scheduled for 8/23/12*)
 1. "Luminaire Schedule" prepared by Reflexlighting dated 7/24/12 – page 1 of 1
6. **New Business:**
 - a. **53 Huckleberry Hill Road #201200606: Single Family Conversion** (*dec date 10/13/12*)
 - b. **14 Candlewood Lake Rd (Bagelman) #201200671: Site Plan Modification** to change single door to double and move other double doors located in space next to store ten (10) feet to the right (*dec date 10/12/12*)
 1. Map of new storefront prepared by H & R Design Facilities Planners dated 6/27/12 – drawing No. A101
 - c. **887 Federal Road #200300284: Application for Permit Extension for 5 years**
 - d. **15 Federal Road (Gym-Source) #201200656: Site Plan Modification to recover existing awning** (*dec date 10/12/12*)
 1. Hand drawn map of property handed into Land Use 7/26/12
 2. "Storefront Rendering" prepared by Triangle Sign & Service dated 3/30/12 – sheet 2 of 11
 - "Recover Existing Awning" dated 3/30/12 – sheet 7 of 11
 - e. **360 Federal Road #200900068: Request for Bond Release/Reduction for the amount of \$113,084.90.**
 - f. **227 Candlewood Lake Road #201200678: Application for Regulation Change for Section 242-501 – Table of Permitted Uses to add the following use as a permitted use in the IRC 80/40 under Storage: "Boats, Indoor" and Required Area: "40"** (*dec date 10/12/12*)
 - g. **227 Candlewood Lake Road #201200679: Application for Regulation Change for Section 242-502D2(i) – Automotive and boat sales, repair or storage with listed precautions** (see attached sheet) (*dec date 10/12/12*)
 - h. **850 Federal Road (Village Liquor) #201200682: Site Plan Modification to expand existing cooler area 5' wider by 8' deeper** (*dec date 10/12/12*)
 1. Hand drawn map handed into Land Use Office 8/2/12
 - i. **200 & 236 Federal Road (Costco Wholesale) #201200683: Site Plan Modification to add a handicapped ramp system to an approved exit door located on the southwest corner of the Costco building** (*dec date 10/12/12*)
 1. Map of Costco Renovation & Expansion, Relocation of Bank And New Fuel Facility – "Site Plan" prepared by BL Companies dated 7/21/11 revised thru 8/2/12 – sheet SP-1
 - "Grading And Drainage Plan" dated 7/21/11 revised thru 8/2/12 – sheet GD-1

7. **Tabled Items:**

8. **Informal Discussion:**

- a. 770 Federal Road: Christopher Sanzeni would like to discuss a possible use added for a small craft brewery business in the Town Center District.

9. **Comments of Commissioners:**

10. **Adjourn:**

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