

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, October 11, 2012 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings:** 9/27/12
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  - b. **Show Cause Hearing:**
    1. **15 Hop Brook Road:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 9/24/12; Zoning Board of Appeals; Planning Commission 9/20/12; Zoning Sub-Committee
  
4. **Public Hearing 7:30 p.m.**
  - a. **366 Federal Road (Healthy Weighs, Inc.) #201200795:** Design Review for a 2,105 square foot building addition (*PH close date 11/15/12*)
  
5. **Continued Public Hearing:**
  - a. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588:** Design Review for a proposed Incentive Housing Project (*PH close date 10/11/12*)
  
6. **Old Business:**
  - a. **57 Laurel Hill Road #201200636:** Design Review for proposed Incentive Housing (*dec date 10/27/12*)
  - b. **887 Federal Road #200300284:** Application for Permit Extension – 5 years and Request for Bond Reduction of \$130,083.12
  - c. **871 Federal Road (Riverview Incentive Condominium Development) #201200840:** Site Plan Modification for changes limited to subsurface revision of storm water detention system and sanitary sewers, and replacement of box culvert with CMP arch pipe (*dec date 12/1/12*)
  - d. **Proposed Regulation Change #201200834:** Section 242-308C(2) – Temporary permit for carnivals, etc (*PH scheduled for 10/25/12*)
  - e. **Proposed Regulation Change #201200835:** Section 242-306F(7) – Special Event Signs for Commercial Establishments and Section 242-306G(6) – Special Event Signs for Shopping Centers (*PH scheduled for 10/25/12*)
  - f. **Proposed Regulation Change #201200836:** Section 242-501G(11) – Industrial and Commercial Districts Special Conditions – Restaurant, cocktail lounge, cabaret. Also included in this application is Section 242-202: Definition of “Drive-through Restaurant” (*PH scheduled for 10/25/12*)
  - g. **Proposed Regulation Change #201200843:** Section 242-202: Definition Open Space (*PH scheduled for 10/25/12*)
  
7. **New Business:**
  - a. **177 Federal Road (Irving Gas Station) #201200822:** Signage – 60 sq. ft. awning and a 5.6 sq ft. roadside Diesel sign.
  - b. **270 Federal Road #201200878:** Site Plan Modification for revision to fascia (gable end and color) and revise glass (*dec date 12/15/12*)
    1. “Elevation Map” prepared by Borghesi Engineering Co. dated 10/1/12 – sheet A2
    2. “Existing Site Plan” prepared by CCA, LLC dated 6/29/00 revised thru 8/15/01 – sheet 1

- c. **7 Station Road #201200881: Certificate of Zoning Compliance in the Town Center District for “Connecticut Fence and Landscaping” business also in the Aquifer Protection Zone.**
- d. **332 Federal Road (Lombardo & Bastiani, D.M.D.S, LLC)#201200885: Site Plan Modification to add new Handicap Ramp, windows, paint & fix up existing sign (dec date 12/15/12)**
  1. Map titled “Existing Plans” prepared by Bennett Sullivan Assoc., Inc. dated 10/4/12 – drawing X.101
    - “Proposed Plans, Road Sign & Existing Photos” dated 10/4/12 – drawing A.101
    - “Proposed Exterior Elevations” dated 10/4/12 – drawing A.200
- e. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq ft Incentive Housing Apartment Development (Dec date 12/15/12)**
  1. Letter from Michael Lillis, P.E. to Zoning Commission dated 10/4/12 Re: Riverview Luxury Apartments, 857-857A Federal Road, Site Plan for Design Review Approval for Coreplus Properties
  2. Drainage Report prepared by CCA, LLC dated 9/19/12
  3. Site Location Map (Key Map) dated Jan 1972
  4. **Map Cover Sheet titled “Riverview Luxury Apartments Proposed Incentive Housing Development” prepared by CCA, LLC dated 9/19/12 revised 10/3/12**
    - “General Legend, Notes And Abbreviations” dated 9/19/12 – sheet N1
    - “Boundary & Topographic Survey” dated 06/14/12 – sheet 1 of 1
    - “Site layout Plan” dated 9/19/12 revised 10/3/12 – sheet C1
    - “Grading And Drainage Plan” dated 9/19/12 revised 10/3/12 – sheet C2
    - “Utilities Plan” dated 9/19/12 revised 10/3/12 – sheet C3
    - “Landscaping Plan” dated 9/19/12 revised 10/3/12 – sheet C4
    - “Erosion And Sediment Control Plan” dated 9/19/12 revised 10/3/12 – sheet C5
    - “Notes And Details” dated 9/19/12 – sheet C6
    - “Notes And Details” dated 9/19/12 – sheet C7
    - “Notes And Details” dated 9/19/12 – sheet C8
    - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
  5. “Schematic Design” prepared by Seventy2 Architects dated 10/4/12
    - Schematic Design – Elevations dated 10/4/12

**8. Tabled Items:**

**9. Informal Discussion:**

- a. **640 Federal Road: Discussion regarding apartments**
- b. **53 Commerce Drive: Discussion “Northern Lights Landscaping” business**

**10. Comments of Commissioners:**

**11. Adjourn:**

**\*\*Next Regular Meeting Scheduled for October 25, 2012\*\***