

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, November 8, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 10/25/12, 10/25/12 special**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee**
 - b. **Legal Briefings for Building Inspectors: October 2012**

4. **Public Hearing 7:30 p.m.**
 - a. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (ph close date 12/13/12)**
 1. **Incentive Housing Restriction** – report handed into Land Use 10/22/12 (*received in "after the fact" packet at the 10/25/12 meeting*)
 2. Memo from Ralph Tedesco (Town Engineer) dated 10/24/12 to Zoning Commission Re: **857 & 857A Fderal Road** – Application #201200887 (*received "after the fact" at 10/25/12 meeting*)
 3. "Lighting Plan" prepared by Reflexlighting dated 10/22/12 – page 1 of 1

5. **Continued Public Hearing: None**

6. **Old Business:**
 - a. **40 & 64 Laurel Hill Road (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project (dec date 1/12/13)**
 - b. **7 Station Road #201200881: Certificate of Zoning Compliance in the Town Center District for "Connecticut Fence and Landscaping" business**
 - c. **20 Vale Road #201200935: Design Review for a proposed 30,000 sq. ft. office building (Public Hearing scheduled for 12/13/12)**

7. **New Business:**
 - a. **871 Federal Road (Riverview) #201001016: Request for Permit Transfer to "Riverview at Brookfield, LLC"**
 - b. Report titled "Town of Brookfield, Connecticut 20 Year Sanitary Sewer Flow Projection - prepared by Birdsall Services Group, Inc. dated June 2012: Nelson Malwitz, Chairman of WPCA will be in attendance
 - c. **Proposed Regulation Change #201200975: Section 242-404K(9)(c) – Incentive Housing District, Density Requirements & Section 242-505D(2) – Town Center District, Permitted Uses**

8. **Tabled Items:**

9. **Informal Discussion:**
 - a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for November 29, 2012****