

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, December 13, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 11/29/12**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 11/19/12, 11/23/12 site walk 11/26/12; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee**

4. **Public Hearing 7:30 p.m.**
 - a. **20 Vale Road #201200935: Design Review for a proposed 30,000 square foot office building** (*ph close date 1/17/12*)
 1. "Lighting Plan" prepared by Reflexighting dated 12/5/12

5. **Continued Public Hearing:**
 - 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. Letter from Leigh Overland, Architect, to Katherine Daniel & Alice Dew dated 12/3/12 Re: Application #201200887
 - Map titled "Architectural Preliminary Design, Review and Comments – Site Plan Option A" – Riverview Luxury Apartments prepared by Leigh Overland Architect, LLC dated 12/3/12 – sheet S-1
 - "Site Plan Option B" dated 12/3/12 – sheet S-2
 - "Façade Studies" dated 12/3/12 – sheet A-1
 2. Letter from Peter Scalzo to Ryan Blessey dated 12/5/12 Re: Request for submission extension

6. **Old Business:**
 - a. **Land Use Commission Regular Meeting Schedule for 2013 "DRAFT": Review for Approval of dates**
 - b. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location And Section 242-404 K(7) – Incentive Housing Permitted Uses** (*Public Hearing scheduled for 1/10/13*)
 - c. **Proposed Regulation Change #201201034: Section 242-202 – Definitions: Yard, Front** (*Public Hearing scheduled for 1/10/13*)

7. **New Business:**
 - a. **Zoning Commission Fee Schedule – Draft for 2013**
 - Memo from Land Use Office to Zoning Commission dated 11/28/12 Re: Zoning Fee Schedule
 - Copy of letter from State of CT – Dept. of Environmental Protection dated 1/14/10 Re: State Fees
 - b. **Proposed Regulation Change #201201067: Section 242-505 B-H – Town Center District: (B) Plan of Conservation and Development, (C) Common Areas, (D) Permitted Uses, (E) Land Use Standards, (F) Design Review, (G) Parking, and (H) Design Flexibility**

- c. **366 Federal Road (Healthy Weighs, LLC) #201201066: Site Plan Modification for changes to the (1) internal stairway/roof, (2) porch roof, (3) dormer, (4) basement entrance, (5) sidewalk plus steps and (6) siding (dec date 2/16/13)**
 - 1. “Site Plan” prepared by CCA, LLC dated 8/31/12 revised 11/19/12 – sheet C1
 - 2. “Proposed Elevations – Additions / Alterations” prepared by Keaney & Co. LLC received in Land use 12/4/12
 - 3. Letter from Water Source Review to Zoning Commission dated 12/5/12 Re: Application #201201066 (no comments)
- d. **19 Tower Road #201201068: Single Family Conversion (dec date 2/16/13)**
 - 1. “Site Plan” showing the 652 sq. ft. addition dated 4/12/94 revised 10/10/12
- e. **Proposed Zone Change #201201074: Proposed change in Zone map to make lots 11, 13 & 15 Orchard Street which is currently in the IRC 80/40 Zone to become R40 (dec date 2/16/13)**
 - 1. Copy of Assessor’s map showing proposed zone change handed into Land Use 12/6/12

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for December 27, 2012****