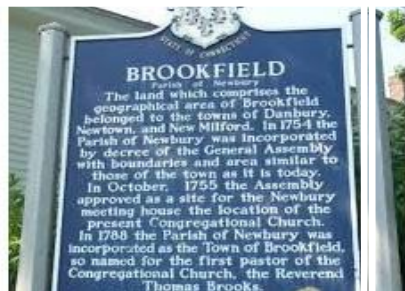


Current Regulations Review

Zoning Rewrite Ad Hoc Committee
Brookfield, Connecticut



Ease of Use

- **User-friendly - regulations, procedures and maps are designed, written and administered in a clear and precise manner so that a non-technical audience may understand necessary regulations**
- **The goal is to reduce time, costs, error and need for technical assistance for users to comply with regulations as well as for administrators to determine compliance**

Checklist of User-Friendly Regs

- ☐ Language is understandable to non-technical reader
- ☐ Easy to navigate
- ☐ Goals and purposes are clear, and founded on Plan of Conservation and Development
- ☐ Application procedures and forms are clear and relevant to the project
- ☐ Application review criteria are clear
- ☐ Pre-application review is offered
- ☐ Maps are up-to-date, clear and useful
- ☐ Standards are neither too vague, nor overly technical

Ease of Use – Brookfield Issues

- **Table of Contents and Index Needed**
- **Logical Re-Organization Needed**
- **More Tables, Diagrams - Condense Information, Show Graphically**

Problematic Standards and Regulations

Committee Identified

- Bulk, area for R-40 - # of variances
- Heights in R-7
- Small sheds and pools – setbacks
- Defining coverage – overhangs
- Chickens & Roosters
- Lighting
- Signs and banners (design, illumination)
- TCD – drive-thrus, shared parking, signage, municipal parking lot
- Restaurants not adequately categorized
- Contractors/ landscapers yards screening
- Cabaret
- Lower Federal Rd – design, access management, lighting
- Rock processing on-site for development
- Outdoor music
- Historic District enforcement
- Institutional uses in residential zones
- Multi-family development caps

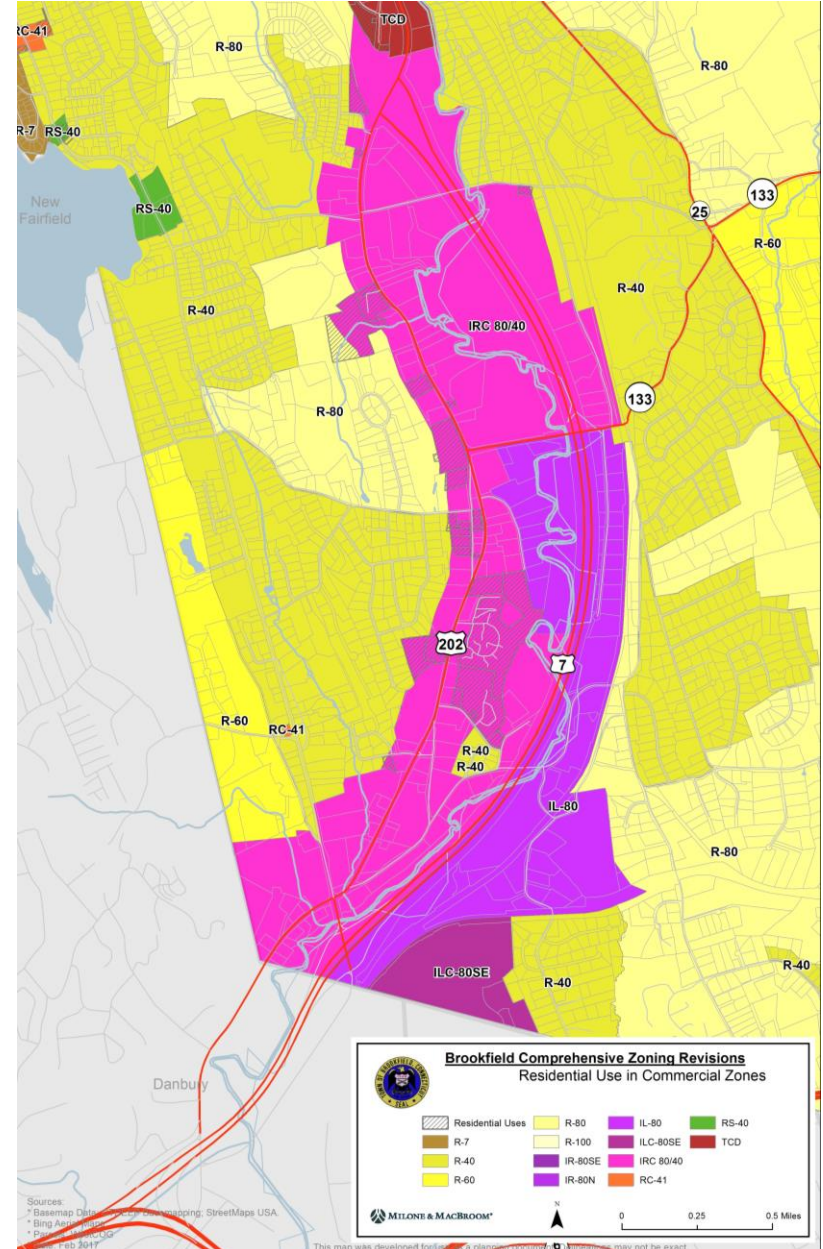
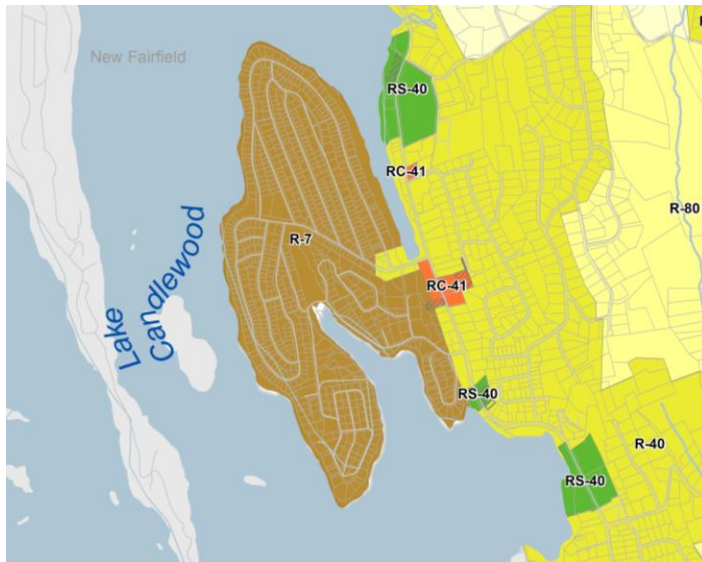
New Provisions Needed

Staff/Community Identified

- Outdoor wood furnaces
- Town exemption from sign regulations
- Town Center sign design guidelines
- Legally conforming telecommunications regulations
- ADA accommodations

Zoning Map

- Consolidation of zones?
 - IR-80N & IL/C 80SE?
 - RS-40 & RC-41?
- Changes in zone boundaries?
- Additional overlays?



Permitting/ Decision-Making Process

- **Clearly define special permit and site plan permit uses**
 - Site plan permits – for “as of right” uses in the district where the commission needs only to find compliance with regulations; no public hearing required
 - Special permits – for uses that are generally compatible with the as-of-right uses in the district, but that the commission wants the ability to impose conditions on to ensure that the particular use on the particular property meets the goals and objectives of the district; public hearing required
- **Staff/ administrative approval of minor modifications?**

Architectural Design Review

- **For where?**
 - Lower Federal Rd
 - TCD
 - Upper Federal Rd
- **Distinct character areas?**
- **What's working with TCD guidelines and process now?**
- **What's not working with TCD guidelines?**

Economic Development

- **Commercial/ industrial zone names – align names and abbreviations with intent of zone and convention to help attract compatible projects to appropriate zones**
- **User's guide - steps and considerations for common applications**
- **Pre-application reviews**
- **Simplified/ streamlined application forms**

Sustainability

- **Aquifer protection regulations review and clarification – Meadowbrook DEEP APA vs. previously regulated areas**
- **Clarification of requirements for Watershed Protection District at different levels of impervious surface increase – applicability to just Candlewood Lake watershed?**
- **Low impact development standards**

Questions?

Any issues we may have missed?