

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, December 22, 2011 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting

a. Review Minutes of Previous Meetings: 12/8/11

2. Land Use Enforcement

a. Enforcement Officer's Report:

b. Letter from Attorney – included in packet (*Attorney-Client Privileged Communication*)

3. Review Correspondence

a. Minutes of other Boards and Commissions: Inland Wetlands Commission
12/3/11

special, 12/12/11; **Zoning Board of Appeals 12/5/11; Planning Commission**

12/1/11;

b. Memo from Alice Dew to Zoning Commission dated 12/14/11 Re: Bond for 125 Commerce Drive

c. Letter from Michael J. Lillis, CCA, to Zoning Commission dated 12/7/11 Re:

A&A

Realty, 28 Old Route 7

- Copy of letter from Michael Lillis to Cole Construction dated 12/2/11

d. Letter from Shokoofeh Rezazadeh, Aquarion Water Company to Zoning Commission

dated 12/7/11 Re: Diversion Permit Application, Greenridge Interconnection

- Permit Application Transmittal Form – copy on cart (*copy was scanned and e-mailed to Commissioners*)

e. Letter from David A. Sawicki, State Traffic Commission, to BL Companies dated 12/8/11 Re: COSTCO Expansion Certificate Application – STC #018-1109-01

f. Connecticut Federation of Planning And Zoning Agencies Quarterly Newsletter: Fall

2011 – Volume XV, Issue 4

g. Building Permits Law Bulletin: December 2011 issue

4. Continued Public Hearing 7:30 p.m.

a. Proposed Regulation Change #201100838: Section 242-501 – Table of Permitted

Uses

5. Old Business:

a.

6. New Business:

- a. **14 Gereg Glen #201100271**: Request for Bond Release of \$1950.00

- b. **200 Federal Road (Union Savings Bank) #201101068**: Site Plan Modification for relocation of Union Savings Bank to improve circulation of traffic around the bank along with reduction of bank square footage (*dec date 2/25/12*)
 1. Letter of Transmittal from Raymond Gradwell, BL Companies, to Zoning Commission dated 12/14/11 Re: Proposed Costco Renovation, Fuel Facility and Relocated Union Savings Bank Addition – 200 Federal Road
 2. “Site Plan” (Costco Renovation & Expansion, Relocation of Bank and New Fuel Facility) prepared by BL Companies dated 7/21/11 revised 12/14/11 – sheet SP-1
 3. “Floor Plan” prepared by Quisenberry & Arcari Architects, LLC dated 12/22/11
 - a. “Elevations” (front and left) dated 12/22/11
 - b. “Elevations” (right and rear) dated 12/22/11
 - c. “Exterior View” dated 12/22/11
 - d. “Material Standards” dated 12/22/11
 - e. “Monroe, CT-Branch” dated 12/22/11

7. **Tabled Items:**

8. **Informal Discussion:**

- a. **4 Elbow Hill Road (Echo Bay Marina)**: E-mail from Marc Rogg to Alice Dew and Zoning Commission dated 12/13/11 Re: Echo Bay’s Proposed Boat Storage Building Outline

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for January 12, 2012****