

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, September 13, 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: 8/23/12**
  
2. **Land Use Enforcement**
  - a. **Executive Session with Town Counsel: 54 Ironworks Hill Road**
  - b. **Enforcement Officer's Report:**
  - c. **Enforcement Correspondence:**
    1. Letter from Jason Buchsbaum to Vasquez Stone Supply dated 8/31/12 Re: Zoning Violations at 227 Federal Road
    2. Letter from Jason Buchsbaum to Laurie Pastor dated 9/4/12 Re: Zoning and Wetlands Violations at 533 Federal Road
    3. Letter from Peter Olson to Douglas Moss dated 8/24/12 Re: Moss, V. Froelich, Docket No. DBD CV 11 5008930 S Zoning Commission of the Town of Brookfield v. Moss, Docket No. DBD CV 11 60005877 S
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 8/27/12; Zoning Board of Appeals; Planning Commission 8/16/12, 9/6/12; Zoning Sub-Committee**
  - b. Letter from William Mercer to J. Locke (Town Clerk) dated 8/29/12 Re: Resignation from Zoning Commission
  
4. **Public Hearing 7:30 p.m.**
  - a. **Proposed Regulation Change #2012200678: Application from 227 Candlewood Lake Road for Regulation Change to Section 242-501 – Table of Permitted Uses to add the following use as a permitted use in the IRC 80/40 under storage: “Boats, Indoor” and Required Area: “40” (Ph close date 10/18/12)**
    1. Response from HVCEO dated 8/29/12
    2. Review letter from Neil Marcus to Zoning Commission dated 8/31/12 Re: Application to Amend §242-501
    3. Letter from Stephen Kelley to Zoning Commission dated 8/29/12
  
  - b. **Proposed Regulation Change #201200679: Application from 227 Candlewood Lake Road for Regulation Change to Section 242-502D2(i) – Automotive and boat sales, repair or storage with listed precautions (ph close date 10/18/12)**
    1. Response from HVCEO dated 8/29/12
    2. Review Letter from Neil Marcus to Zoning Commission dated 8/31/12 Re: Application to Amend §242-502D2(i)
    3. Letter from Patrick B. Cleary to Zoning Commission dated 8/30/12 Re: Support of Proposed Regulation Change
  
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 9/13/12)**
    1. Memo from Katherine Daniel and Alice Dew to Zoning Commission dated 9/7/12 Re: Staff Review for 40 & 64 Laurel Hill Incentive Housing Proposal

**6. Old Business:**

- a. **204 Candlewood Lake Road #201200635: Bond Set**
  1. Bond Estimate Sheet prepared by CCA, LLC dated 8/15/12 totaling \$15,186.68
- b. **57 Laurel Hill Road #201200636: Design Review for Proposed Incentive Housing “Laurel Hill Townhomes” (dec date 10/27/12)**
- c. **46 Delmar Drive (ABC Fuel Oil) #201200729:** Certificate of Zoning Compliance in the Aquifer District for office space, storage and parking of company vehicles for a home fuel oil business (*application withdrawn*)
  1. Letter from Gary Michael, Jr. to Zoning Commission dated 9/5/12 Re: Withdrawal of application #201200729
- d. **887 Federal Road #200300284: Application for Permit Extension – 5 years and Request for Bond Reduction of \$130,083.12**
  1. Bond Reduction worksheet prepared by CCA, LLC dated 9/6/12
- e. *Proposed Regulation Change #201200721: Section 242-401E – Prohibitions in Residential Districts to delete “Drainage and Storm Water Run-off” (PH scheduled for 9/27/12)*
- f. *Proposed Regulation Change #201200756: Section 242-505A – Town Center District (PH scheduled for 9/27/12)*

**7. New Business:**

- a. **200 & 236 Federal Road (Costco Wholesale) #201200794: Site Plan Modification to modify the north building wall elevation to improve the building appearance and to make a minor modification of a retaining wall to avoid a light pole base (dec date 11/17/12)**
  1. Letter from Raymond Gradwell, P.E. BL Companies to Zoning Commission dated 9/4/12 Re: Costco Renovation, Fuel Facility and Relocated Union Savings Bank Addition – 200 Federal Road – Minor Amendment to Approved Plan
  2. **“Site Plan”** map for Costco Renovation & Expansion, Relocation of Bank and New Fuel Facility prepared by BL Companies dated 7/21/11 revised through 9/5/12 – sheet SP-1
    - **“Grading and Drainage Plan”** dated 7/21/11 revised through 9/5/12 – sheet GD-1
    - **“Retaining Wall Design – Wall D (STA. 0+00 To 2+50)”** prepared by Kleinfelder dated 2/22/12 revised 8/17/12 – sheet R.5
    - **“Exterior Elevations”** prepared by Mulvanny G2 Architecture dated 3/26/12 revised through 7/27/12 – sheet A301
    - **“Color Elevations”** prepared by Mulvanny G2 dated 5/22/12
- b. **366 Federal Road (Healthy Weighs, Inc.) #201200795: Design Review for a 2,105 square foot building addition (dec date 11/17/12)**
  1. Development Report prepared by CCA, LLC dated 8/31/12
  2. **Map Cover Sheet titled “Proposed Addition”** prepared by CCA, LLC dated 8/31/12
    - **“General Legend, Notes and Abbreviations”** dated 8/12 – sheet N1
    - **“Property & Topographic Survey”** dated 5/15/12 – sheet 1 of 1
    - **“Site Plan”** dated 8/31/12 – sheet C1
    - **“Notes & Details”** dated 8/31/12 – sheet C2
    - **“Sedimentation And Erosion Control Plan”** dated 12/7/05 – sheet E1

3. Map titled “Main & Lower Level Floor Plans” prepared by ADA dated 9/5/12 – drawing no. PZ-1
  - “Second Floor Plan & Elevations” dated 9/5/12 – drawing no. PZ-2

8. **Tabled Items:** none

9. **Informal Discussion:**

- a. **Potential Cell Tower Location:** Discussion with First Selectman Bill Davidson for a potential Cell Tower behind the Fire House on Pocono Road.
  1. GIS map of 100 Pocono Road showing proposed cell tower location

10. **Comments of Commissioners:**

11. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for September 23, 2012\*\***