

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, March 14, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 2/28/13**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 2/25/13; Zoning Board of Appeals; Planning Commission 2/21/13; Zoning Sub-Committee**
 - b. Review letter from Water Source to Zoning Commission dated 3/6/13 Re: **871 Federal Road #201300123**

4. **Public Hearing: None**

5. **Continued Public Hearing: 7:30 pm**
 - a. **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**
 1. Revised changes handed in 3/7/13

6. **Old Business:**
 - a. **Proposed Zone Change #201300015: Proposed change in Zone Map to make 16 Elbow Hill Road which is currently a split Zone of R40 and IRC 80/40 to become IRC 80/40 (dec date 5/4/13)**

 - b. **227 Candlewood Lake Road #201300016: Site Plan Modification for a wash water recycling shed (dec date 3/30/13)**

 - c. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (dec date 4/20/13)**

 - d. **Moratorium on Applications for the Town Center District:**

7. **New Business:**
 - a. **125 Commerce Drive #201300175: Site Plan Modification for existing Industrial Condominiums to add refuse area, fire lane striping, revise parking table and label construction storage area. (dec date 5/17/13)**
 1. **"Site Plan"** map prepared by CCA, LLC dated 3/6/13 – sheet S1

8. **Tabled Items:**

9. **Informal Discussion:**
 - a. **330 Candlewood Lake Road:** Discussion for gas station in Residential Zone – requested by Sandy & Eric Belanger

10. **Comments of Commissioners:**

11. **Adjourn:**

Next Regular Meeting Scheduled for March 28, 2013