

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, July 25, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 6/27/13, 7/11/13

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 7/8/13; Zoning Board of Appeals; Planning Commission 7/11/13; Zoning Sub-Committee
 - b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter: Summer 2013
 - c. Legal Briefings for Building Inspectors: July 2013
 - d. **289 Candlewood Lake Road:** Letter from K. Daniel, Wetlands Enforcement Officer to Brian Wood of First Light Power Resources dated 7/9/13 Re: 289 Candlewood Lake Road
 1. Letter from Susan Babcock White to Karl Kattrein dated 5/8/13 Re: Notice of Violation – 289 Candlewood Lake Road – Offending Use of Project Lands

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201300511: Section 242-404 K(7) – Incentive Housing Permitted Uses**
 1. Response memo from Planning to Zoning dated 7/12/13 Re: Regulation change Application #201300511

 - b. **Proposed Regulation Change #201300581: Section 242-505 F(2) – Town Center District / Design Review pre-application review**
 1. Response memo from Planning to Zoning dated 7/12/13 Re: Regulation change Application #201300581

5. **Continued Public Hearing:** None
6. **Old Business:**
 - a. **419 Federal Road (Sunburst Landscaping) #201300362: Bond set for approved with Stipulations Design Review.**
 1. Bond Estimate Sheet prepared by Complete Excavation dated 7/11/13 for **\$3,965.00**

 - b. **857-857A Federal Road (Greene Acres Luxury Apartments) #201200887:**
 1. **Bond Set** (*Estimate sheet - \$18,293.13*)
 2. Revised Incentive Housing Restriction Document received in Land Use 7/18/13

 - c. **594 Federal Road #201300501:** Discussion of Site Plan, Parking and Permitted Use of Businesses

7. **New Business:**
 - a. None
8. **Tabled Items:**

9. **Informal Discussion:**
 - a. **834 Federal Road (Casablanca Restaurant):** Hookah Smoking on Patio of Restaurant – requested by Ahmed Abdelhalim

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for August 8, 2013****