

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, May 22, 2014 – 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: 5/8/14**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission; Zoning Board of Appeals 5/5/14; Planning Commission 5/1/14; Zoning Sub-Committee**
  
  - b. **Clearscapes Newsletter: Spring 2014**
  
4. **Public Hearing:**
  
5. **Continued Public Hearing:**
  - a. **Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Guidelines**
  
6. **Old Business:** None
  
7. **New Business:**
  - a. **10 Huckleberry Hill Road #201400350:** Site Plan Modification for a food truck to be parked next to the Pavillion by outdoor pool and a 12' x 12' storage shed(*dec date 7/25/14*)
    1. GIS map of property with spot for truck and 12' x 12' storage shed drawn in – handed into Land Use 5/12/14
  
  - b. **17 Obtuse Road North #200600923:** Request for Final Bond Release of \$180.00
  
  - c. **474 Candlewood Lake Road (Brookfield Bay Marina) #201400351:** Site Plan Modification for a Mobile Food Truck (*dec date 7/25/14*)
    1. Site Plan handed into Land Use 5/13/14
  
  - d. **850 Federal Road (Village Liquor Store) #201400353:** Site Plan Modification to add more parking, adjust fencing and add a handicap space (*dec date 7/25/14*)
    1. Site Plan Map handed into Land Use 5/13/14
    2. Letter from A. Dew, Zoning Enforcement Officer to Zoning Commission dated 5/13/14 Re: Signage in Town Center District – 850 Federal Road
      - Copy of Signage regulations for Town Center District
      - Maps of Preliminary sidewalk and Access management plans by URS – sheets 1 thru 8.
  
  - e. **850 Federal Road (Village Liquor Store) #201400354:** Roadside sign – 44 sq. ft.
  
  - f. **203 Grays Bridge Road (Grays Bridge Farm & Earth Products) #201400356:** Site Plan Modification to move the location of materials on site and move the location of 1 Hoopouse (*dec date 7/25/14*)
    1. Map of site handed into Land Use 5/13/14 – date drawn on 5/5/14
    2. Memo from A. Dew, ZEO to Zoning dated 5/14/14 Re: 203 Grays Bridge Rd

3. Copy of “Request for Voluntary Compliance” dated 4/11/14 for 203 Gray’s Bridge Rd – Re: File #201400215
  4. Site Plan Map dated 6/24/10 – (on cart with current file)
- g. Aquifer Protection Agency meeting schedule & Agenda Items:** Memo from K. Daniel, WEO/Agent for Brookfield APA to Zoning Commission/Aquifer Protection Agency dated 5/14/14
- h. 10 Huckleberry Hill Road (YMCA) #201400359:** Site Plan Modification for a deck and benches for Day Camp recreation and camp gatherings (*dec date 7/25/14*)
1. GIS map showing the location of the proposed deck and benches – handed into Land Use 5/14/14
- i. 934 Federal Road (New Age Collision Center) #201400360:** Site Plan Modification to add an Overhead Door on the South wall of the building for a collision repair shop (*dec date 7/25/14*)
1. “Site Plan” prepared by K M Building Consultants dated 4/10/14
  2. Sketch of proposed new door
- j. Proposed Regulation Change #201400362:** Section 242-202: Definition – “Structure”
- k. Proposed Regulation Change #201400367:** Section 242-202: Definition – “Setback”
- l. Proposed Regulation Change #201400368: Commercial Vehicles:** Section 242-202 – Definition, Section 242-305F – Off Street Parking & Loading [Commercial Vehicles in residential zones], and Section 242-401A(2)(g) – Permitted Uses in Residential Zones [Customary Home Occupation]
- m. 28 Obtuse Road South #201400377:** Single Family Conversion for a 700 sq. ft. apartment
1. Hand Drawn layout of the apartment handed into Land Use 5/15/14
- 8. Tabled Items:** None
- 9. Informal Discussion:**
- a.
- 10. Comments of Commissioners:**
- 11. Adjourn:**

**\*\*Next Regular Meeting Scheduled for June 12, 2014\*\***