

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, January 8, 2015 – 7:00 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 9/25/14, 12/11/14

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 12/8/14, 12/22/14, 12/27/14 special, 12/27/14; Zoning Board of Appeals; Planning Commission 12/4/14; Aquifer Protection Agency 12/11/14

 - b. E-mail from Hal Kurfehs to Zoning Commission dated 12/18/14 Re: Brookfield Economic Development Mailing List

 - c. Legal Briefings for Building Inspectors: November 2014, December 2014

4. **Old Business:**
 - a. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 square foot Commercial buildings** (*ph scheduled for 1/22/15*)
 1. Response memo from K. McPadden of WPCA to Zoning Commission dated 12/11/14 Re: 101, 103 & 105 Laurel Hill Road
 2. Response memo from Ralph Tedesco, P.E. to Zoning Commission dated 12/10/14 Re: Application #201401132 / 101, 103, 105 Laurel Hill Rd
 3. Memo from A. Dew, ZEO, to File of 101 Laurel Hill Rd dated 10/2/14 updated 12/5/14 Re: Pre-Review of Plans Dated 9/18/14; review of plans submitted 12/4/14.

 - b. **Proposed Zone Change 19 Station Road #201401130: Town Center District: Incentive Housing District Overlay; Central Core sub-zone** (*ph scheduled 1/22/15*)
 1. Response memo from K. McPadden, WPCA dated 12/18/14 Re: Proposed Zone Change
 2. Response memo from HVCEO dated 12/23/14 Re: Proposed Zone change application #201401130.

5. **New Business:**
 - a. **10 Huckleberry Hill Road (YMCA) #201401182: Site Plan Modification to install two (2) light posts with two (2) flood lights on each for pool lighting** (*dec date 3/13/15*)
 1. GIS map handed in with Application on 12/10/14 showing location of the two light posts
 2. Lighting spec sheet

 - b. **1120 Federal Road (Vision Designs) #201401185: Illuminated Roadside sign**
 1. Lighting Spec sheet prepared by Signs by Vision handed in with Application

 - c. **Nomination and Election of Commission Officers for the 2015 Calendar Year:**

- d. **40-64 Laurel Hill Road** (The Residences at Laurel Hill) #201500002: **Site Plan Modification to create Phasing Plan for proposed Incentive Housing project with a total of 72 two bedroom units in three buildings** (*dec date 3/13/15*)
1. Map titled "Phasing Plan" prepared by CCA, LLC dated 01/05/14 – sheet 1 of 1

6. **Tabled Items:**

a.

7. **Informal Discussion:**

a. **Abutting Property Owners List:** requested by Zoning Commission at meeting held 12/11/14

b. **15 Federal Rd:** Potential drop location for used goods (requested by Hal Kurfehs)

8. **Comments of Commissioners:**

9. **Adjourn:**

*****Next Regular Meeting Scheduled for January 22, 2015*****