

Revised AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, February 5, 2015 – 7:00 p.m.
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 1/22/15**

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; Planning Commission 1/22/15; Aquifer Protection Agency**

 - b. **Save the Date memo from CT Planning & Zoning Agencies Re: CFPZA Annual Conference – March 26, 2015**

 - c. **CT Federation of Planning and Zoning Agencies Quarterly Newsletter: Winter 2015**

4. **Continued Public Hearing:**
 - a. **101, 103 & 105 Laurel Hill Rd #201401132: Design Review for a mixed use with 98 Residential Units and 8,600 square foot of Commercial buildings *(ph close date 2/25/15 – 65 extension days available)***

5. **Old Business:**
 - a. **800, 802, 806 Federal Rd & 7 Station Rd #201500027 (Brookfield Village): Site Plan Modification to the architecture of buildings #2 and #3 exclusively and to include minor rework of overall footprint. Addition of balconies as an amenity, addition of windows for architectural interest and visibility, a reduction of four (4) units, and change in textures. Realignment of walkways to entrances *(dec date 3/28/15)***
 1. Memo from Nehring & Associates Arch. LLC dated 1/28/15 Re: Brookfield Village units 2 & 3 architectural changes
 2. Memo from A. Dew, ZEO to Zoning Commission dated 1/28/15 Re: Pre-Application Review for Brookfield Village (Federal 7 Station Road)

6. **New Business:**
 - a. **Proposed Regulation Change #201500053: Section Number 242-309C(2) – Nonconforming Buildings and Structures – An addition to a nonconforming building or structure *(earliest ph date 2/26/15)***

 - b. **Proposed Regulation Change #201500052: Section Number 242-202 and Section 242-501: Drive-Through Restaurants (to become drive-through facility) *(earliest ph date 2/26/15)***

 - c. **Proposed Regulation Change #201500050: Section Number 242-202 and 242-501: Brewery and Brewpub / restaurants *(earliest ph date 2/26/15)***

 - d. **164 Federal Road #201500059: Site Plan Modification to demise existing building to create two tenancies (one being Moe's Southwest Grill), add new front entrance and remove building façade *(dec date 4/10/15)***
 1. "Plot Plan" prepared by CJOJ dated 11/26/91 handed into Land Use 1/29/15

2. "Exterior Elevations" prepared by Thomas Tedrow Architect dated 1/12/15 – sheet A5.0
3. Response memo from K. McPadden of WPCA to Zoning Commission dated 2/3/15
Re: Site Plan Modification

7. **Tabled Items:**

8. **Informal Discussion:**

a.

9. **Comments of Commissioners:**

10. **Adjourn:**

****Next Regular Meeting Scheduled for February 26, 2015****