

REVISED AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, March 12, 2015 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting

- a. **Review Minutes of Previous Meetings: 2/26/15**

2. Land Use Enforcement

- a. **Enforcement Officer's Report:**

3. Review Correspondence

- a. **Minutes of other Boards and Commissions:**
Inland Wetlands Commission 02/18/15 and 02/23/15
Planning Commission 02/19/15

4. Continued Public Hearing: 7:30 p.m.

- 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 (1 extension day used – 30 extension days granted by applicant: ph close date 3/27/15)**
1. Report titled "Monitoring for Wetland Mitigation Area – Mitigation Objectives and Success Standards" Prepared by Environmental Land Solutions, LLC dated 3/5/15
 2. Report titled "Response to Wetland Consultant" prepared by Environmental Land Solutions, LLC dated 3/5/15
 3. Response to Town Comments Re: Multi-Family / Mixed Use Development 101-103-105 Laurel Hill Road prepared by J.F.M. Engineering, Inc. dated 3/5/15
 4. **Map Cover Sheet titled "Proposed Multi-Family Mixed Use Development 101-103 Laurel Hill Road prepared by Environmental Land Solutions, LLC, MacMillan Architects, John Farnsworth Assoc., PC and J.F.M. Engineering, Inc. dated 3/5/15**
 - "Existing Conditions & Demolition Plan" dated 11/20/14 revised thru 3/5/15 – sheet EX1
 - "Site Development Revised Layout Plan" dated 1/20/14 revised thru 3/5/15 – sheet SD1
 - "Site Development – North Grading Plan (Sheet 1 of 2)" dated 12/22/14 revised thru 3/5/15 – sheet SD2N
 - "Site Development – South Grading Plan (Sheet 2 of 2)" dated 11/20/14 revised thru 3/5/15 – sheet SD2S
 - "Site Development – North Utility, Sewer & Drainage Plan (Sheet 1 of 2)" dated 12/22/14 revised thru 3/5/15 – sheet SD3N
 - "Site Development – South Utility, Sewer, & Drainage Plan (Sheet 2 of 2)" dated 11/20/14 revised thru 3/5/15 – sheet SD3S
 - "Sanitary Sewer Extension Plan & Profile – North End (Sheet 1 of 2)" dated 11/20/14 revised thru 3/5/15 – sheet SD4N
 - "Sanitary Sewer Extension Plan & Profile – South End (Sheet 2 of 2) dated 11/20/14 revised thru 3/5/15 – sheet SD4S
 - "Site Development Details (Sheet 1 of 4)" dated 11/20/14 revised thru 3/5/15 – sheet SD5A
 - "Site Development Details" (Sheet 2 of 4) dated 11/20/14 revised thru 3/5/15 – sheet SD5B
 - "Site Development Details (Sheet 3 of 4)" dated 11/20/14 revised thru 3/5/15 – sheet SD5C

- “Site Development Details (Sheet 4 of 4)” dated 11/20/14 revised thru 3/5/15 – sheet SD5D
 - “S&E Control Plan (Sheet 1 of 2)” dated 11/20/14 revised thru 3/5/15 – sheet SD6A
 - “S&E Control Details (Sheet 1 of 1)” dated 11/20/14 revised thru 3/5/15 – sheet SD6B
 - “Landscape and Lighting Plan 20 Scale Site – North End (Sheet 1 of 2)” dated 11/20/14 revised thru 3/5/15 – sheet LP1
 - “Landsscape and Lighting Plan 20 Scale Site – South End (Sheet 2 of 2)” dated 11/20/14 revised thru 3/5/15 – sheet LP2
 - “Landscape Details” dated 11/20/14 revised thru 3/5/15 – sheet LP3
 - “Wetland Mitigation Details and Notes” dated 11/10/14 revised thru 3/5/15 – sheet LP4
5. Letter from Douglas DiVesta, P.E. to K. Daniel, CDD dated 3/8/15 Re: Review of 3/5/15 revised submission material for 101-103 Laurel Hill Rd
- b. **Proposed Regulation Change #201500050: Section 242-202 and 242-501: Brewery and Brewpub / restaurants**
5. **Old Business:**
- a. **51 Berkshire Dr. #201500096: Single Family Conversion for a 725 sq. ft. apartment**
- b. **33 White Pine Dr. #201500097: Single Family Conversion for a 524 sq. ft. apartment**
6. **New Business:**
- a. **164 Federal Road #201500124: Sign application for Illuminated signs – roadside and building signs.**
- Supplemental Sign Information
 - Plot Plan prepared for Cruciano & Nicasio Savona, 164 Federal Road by C. James Osborne Jr. R.L.S. P.C. dated 11/26/1991 Class A-2 Survey
 - Sheet A5.0 Exterior Elevations prepared for Moe’s Southwest Grill #1637, 164 Federal Road by Thomas F. Tedrow, AIA dated 02/10/15
 - Photographs of signs: former sign (street view), building view (new) and street view (new)
7. **Tabled Items:**
8. **Informal Discussion:**
9. **Comments of Commissioners:**
10. **Adjourn:**

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