

Zoning Commission Meeting
A G E N D A
7:00 PM Thursday, August 13, 2015
Brookfield Town Hall - Room 133 7:00PM

1) **Convene Meeting**

- A) **Review Minutes of Previous Meetings: 6/11/15, 7/23/15**
[6/11/15, 7/23/15](#)

2) **Land Use Enforcement**

- A) **Enforcement Officer's Report:**

3) **Review Correspondence**

- A) **Minutes of other Boards and Commissions:**

- **Inland Wetlands Commission:** [7/27/15](#)
- **Zoning Board of Appeals**
- **Planning Commission**

- B) **CT Federation of Planning & Zoning Agencies:**
Quarterly Newsletter: Summer 2015

- C) **Legal Briefings for Building Inspectors:**
July 2015

4) **Public Hearing:**

- A) **854-874 Federal Rd (The Enclave at Brookfield Center) #201500608: Design Review for an affordable housing development (ph close date 9/16/15)**

1. Letter of transmittal from M. Lillis, CCA, LLC to Zoning Commission dated 7/17/15
2. Site Lighting Fixtures by SternbergLighting
3. "Site Lighting Point Calculations" prepared by Apex Lighting Solutions dated 7/13/15 - sheet SL-1
4. Letter from Michael Lillis, CCA to Zoning Commission dated 7/30/15 Re: 854-874 Federal Rd
5. Letter from Dennis Quinn to Jodie Chase dated July 2015 Re: presence of amphibian species
6. "Botanical Survey" prepared by Bryan Connolly, PH.D. dated 6/29/15
7. Review sheet from WPCA received 8/4/15
8. Letter from Attorney P. Scalzo to K. Daniel dated 7/30/15 Re: The Enclave at Brookfield Center
9. Comments of Architectural documents prepared by Nehring & Assoc. Architecture dated 7/20/15
10. **Cover e-mail from Maura Newell Juan** (seventy2architects llc) to A. Dew dated 8/5/15 Re: The Enclave Unit Elevations, Unit Plans and Retail Building
 - Apartment Elevations - 24 Units prepared by Seventy2 Architects dated 8/3/15
 - Apartment Building Plans (24) dated 8/3/15
 - Apartment Elevations - 30 Units dated 8/3/15
 - Mixed-Use Building dated 8/3/15
 - Apartment Building Plans (30) dated 8/3/15
11. Review sheet from Public Works received back 8/5/15

5) **Old Business:**

- A) **Incentive Housing Application to State of CT:**

6) **New Business:**

- A) **508 Federal Rd (Foley's Plumbing & Heating) #201500692: Site Plan Modification to change doors and windows (dec date 10/16/15)**

1. Review sheet back from WPCA dated 7/15/15
2. Review sheet back from Public Works dated 7/29/15

- B) **371 Candlewood Lake Rd (Shores Deli) #201500706: Site Plan Modification to have an ice cooler in the summer months (dec date 10/16/15)**

1. Location of ice cooler by Deli handed in with Application
2. Response review from Public Works received 7/30/15
3. Response review from WPCA received 8/4/15

- C) **200 Federal Rd (Costco) #201300116: Request for Bond Release of \$40,000.00**
Bond Release request:
- D) **1055 Federal Rd (Brookfield North) #200300066: Request for bond reduction to \$249,040.00**
1. Letter from S. Sullivan, CCA to Zoning Commission dated 7/30/15
 2. Bonding cost estimate prepared by CCA, LLC dated 7/27/15 in the amount of \$249,040.00
 3. Copy of Bond Receipt dated 9/9/13
- E) **537 Federal Rd #201500442: Temporary Event - request for change of dates (from original approval) to the last Saturday of the month from 5pm to 10pm**
Revised Temporary Event Application #201500442
- F) **Lower Route 202 Plan: Materials distributed for information session and discussion to take place on 9/10/15**
Memo from K. Daniel to Zoning Commission and Planning Commission dated 7/31/15 RE: Lower Route 202 plan public information session scheduled.
1. [Transportation Plan for Lower Route 202 prepared by Milone & MacBroom dated 7/20/15](#)
 - o Username: Route 202
 - o Password: HVCEO
- G) **Proposed Regulation Change #201500721: Incentive Housing District 242-404K(2) and 242-404K(6)(a) - 30% maximum for Incentive Units**
- 7) **Tabled Items:**
- 8) **Informal Discussion:**
- A) **138 Candlewood Lake Rd - St. Margarites Church**
- 9) **Comments of Commissioners:**
- 10) **Adjourn:**

****Next Regular Meeting Scheduled for August 27, 2015****