

**APPROVED AMENDED MINUTES
BROOKFIELD ZONING COMMISSION
Thursday, December 22, 2011 – 7:00 p.m.**

MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting:** Chairman Mercer began the meeting at 7:01 PM and established a quorum of members:

Present: Chairman W. Mercer, Vice Chairman R. Blessey, J. Varda*, M. Grimes

Absent: Secretary C. Lynch, F. Lollie

Also Present: Zoning Enforcement Officer A. Dew, Recording Secretary E. Cole

*W. Mercer noted that J. Varda will be a voting member for the purpose of everything except the continued public hearing and the review of the previous meeting minutes.

a. **Review Minutes of the Previous Meeting: 12/08/11** – The Commission will review the draft minutes of the 12/08/11 meeting at the next regularly scheduled meeting on January 12th due to a lack of quorum for the vote.

2. **Enforcement Officer's Report:**

14 South Mountain Road – A. Dew reported that the truck has been removed and that the address can be removed from the report.

213 Candlewood Lake Road – A. Dew stated that R. Blessey, Wayne Gravius and she went to the site and boats were being parked in the fire lane. A. Dew stated that she will send the property owner a letter about the issue.

74 Candlewood Lake Road –

A. Dew stated that there are two vehicles on the property not registered with the Tax Collector or with the Department of Motor Vehicles. There are also two other vehicles on the property that are probably not registered as well.

A. Dew stated that the property owner had until December 19th to schedule a show cause hearing and has not done so.

M. Grimes made a motion to issue a citation to 74 Candlewood Lake Road. R. Blessey seconded, and the motion carried unanimously, 4-0.

49 Federal Road – Massage Envy –A. Dew reported that there was a truck parked on the grass with a Massage Envy sign on it. A. Dew informed the business that the truck needed to be moved, and it was moved. A. Dew stated that she issued the property owner a cease and desist and a show cause hearing is scheduled for the January 12th meeting.

W. Mercer asked about the Sprint sign at 49 Federal Road. A. Dew stated that she needs to be in contact with the property owner about the sign, and stated that a cease and desist will need to be issued.

54 Ironworks Hill Road – A. Dew noted that she is waiting for the property owner to return to the property.

537 Federal Road – A. Dew noted that the property owner came into Town Hall and paid his citation fee.

Town Counsel – A. Dew noted that there is no change that she is aware of on High Ridge Road and Stoney Farm.

A. Dew also presented a list of permitted signs in her report for the Commissioners.

M. Grimes made a motion to move to item 6b, 200 Federal Road. R. Blessey seconded the motion, and it carried unanimously, 4-0.

6. New Business:

- b. 200 Federal Road (Union Savings Bank) #201101068:** Site Plan Modification for relocation of Union Savings Bank to improve circulation of traffic around the bank along with reduction of bank square footage (*dec date 02/25/12*)

Ray Gradwell, Senior Project Manager and Manager of Civil Engineering of BL Companies present on behalf of the applicant.

Mr. Gradwell stated that 200 Federal Road was approved for a site plan for Costco expansion, bank relocation and a gas canopy in August. Since that time, he has been working with the bank with respect to bank size and some of the architectural features of the bank.

Mr. Gradwell stated that the current site plan modification is for a revision to the size of the bank from 3200 square feet to 2600 square feet and the re-alignment of its location on Federal Road for more visibility from Federal Road.

Ron Karl from Karl Architecture also present.

Ron Karl presented the new plans for the bank to the Commission.

Mr. Karl stated that Union Savings Bank is changing the look of its banks for branding purposes. Mr. Karl stated that the teller services and the drive-up location will be located on the north elevation of the bank and the offices will be located on the south elevation of the bank.

Mr. Karl stated that the proposed bank's exterior is brick, double-hung windows, and

architectural shingles, and he presented the color palette to the Commission. The south elevation will have double hung windows and some dormers. Mr. Karl presented pictures of the Monroe branch for examples of the proposed exterior look.

R. Blessey asked if the parking count had changed. Mr. Gradwell explained that the parking has not changed and that the same amount of spaces will be available as was proposed in the site plan application that was approved in August. The parking will include 580 spots.

M. Grimes asked if there are two proposed drive-up lanes for customers and Mr. Gradwell stated that there are three lanes for the proposed building, two teller lanes and one drive-up ATM, and no walk-up ATM.

W. Mercer asked if anything other than reducing the square footage and re-alignment of the building was changed in this current site plan modification application from the previous application. Mr. Karl stated that the architecture had changed, and this plan is more specific.

Mr. Gradwell stated that the application for a variance for the front yard parking is currently being prepared for submission.

Mr. Gradwell clarified that the number of parking spaces has not changed. R. Blessey stated that each parking space will need to be made wider in the parking lot to more appropriately sized spaces because of the recent Zoning Commission regulation change that switched to the State standards for handicapped parking. Mr. Gradwell confirmed that the spaces will be wider because of the regulation change.

M. Grimes made a motion to approve Application #201101068, 200 Federal Road. R. Blessey seconded the motion, and it carried unanimously, 4-0.

a. **14 Gereg Glen Road #201100271**: Request for Bond Release - \$1,950.00

M. Grimes made a motion to approve the request for bond release Application #201100271 for \$1950.00. R. Blessey seconded the motion.

W. Mercer asked A. Dew if she was satisfied with releasing the bond for the site, and she said that some of the bond is being withheld until the grass grows.

Motion carried unanimously, 4-0.

The Commission moved to Correspondence.

3. Review Correspondence

b. Memo from A. Dew to the Zoning Commission dated 12/14/11 Re: Bond for 125 Commerce Drive

W. Mercer stated that the bond had been set for \$58,325.00, reflecting that the bond regulation

changed between when it was originally set and 2008.

- d. Letter from Shokoofeh Rezazadeh, Aquarion Water Company to Zoning Commission dated 12/7/11 Re: Diversion Permit Application, Greenridge Interconnection

W. Mercer stated that he reviewed the information and did not find anything that the Commission would need to give comments about to the State.

M. Grimes agreed that this matter was not a Zoning issue.

M. Grimes made a motion to send a memo to the Selectmen stating that the Commission did not see any Zoning issues that would impact Aquarion, and as a Zoning Commission do not recommend that any comment be made to the State. R. Blessey seconded the motion, and it carried unanimously, 4-0.

The Commission recessed for five minutes at 7:25 PM.

The Commission re-convened at 7:30 PM.

4. Continued Public Hearing 7:30 PM

- a. **Proposed Regulation Change #201100838: Section 242-501** – Table of Permitted Uses

W. Mercer stated that the continued public hearing relating to the proposed regulation change #201100838 will continue on the January 12th meeting due to a lack of quorum.

5. Old Business None.

7. Tabled Items None.

8. Informal Discussion:

4 Elbow Hill Road (Echo Bay Marina): Email from Marc Rogg to Alice Dew and the Zoning Commission dated 12/13/11 Re: Echo Bay's Proposed Boat Storage Building Outline

Marc Rogg of 227 Candlewood Lake Road present.

Mr. Rogg explained that Echo Bay Marina is running out of storage space, and that he is looking for a location to offer indoor boat storage. He started looking at Elbow Hill Road because the location was close in proximity to the Marina. However, boat storage is not a permitted use in the IRC 80/40 zone, where 4 Elbow Hill Road is located.

The other lots (16, 20 Elbow Hill Road) in which Mr. Rogg is interested are primarily zoned residential. Mr. Rogg came to the Commission to discuss the possibility of either changing the zone of 4 Elbow Hill Road or changing the Table of Permitted Uses to allow indoor boat storage in the IRC 80/40 zone.

R. Blessey stated that Mr. Rogg might want to consider putting together an application to change the zoning regulation rather than an application to change the zone.

Mr. Rogg also noted that the property is located in the Aquifer Protection District.

Regarding the Aquifer Protection District, R. Blessey stated that it may be possible to work with an engineer to create a plan that appropriately accommodates boat storage in that area but would require much time and work, and possibly regulation changes. R. Blessey stated that boat storage in the aquifer protection district has the potential to cause serious damage to the aquifer.

Mr. Rogg asked about installing a holding tank for indoor boat storage in the Aquifer Protection District, but R. Blessey stated that the Aquifer Protection District is a tough location for indoor boat storage.

W. Mercer noted that there was substantial opposition to the request for zone change application for 16 Elbow Hill Road in the past.

R. Blessey suggested that Mr. Rogg look for a more industrious location to start indoor boat storage.

J. Varda suggested that the Commission discuss the regulation regarding **commercial vehicles in residential zones**.

R. Blessey stated that the Commission should consider the average Brookfield resident and ease the restriction for working residents in Brookfield.

J. Varda presented pictures of the types of vehicle classes and weights from the Department of Motor Vehicles website.

R. Blessey stated that the neighbor's opinions will be taken into consideration when reviewing applications for allowing commercial vehicles in residential zones.

The Commission discussed the regulation regarding commercial vehicles in residential zones. The Commission will draft the regulation for the application. W. Mercer asked A. Dew to ask other Zoning Departments and Zoning Enforcement Officers about their commercial vehicle regulations and how enforcement is affected by their regulations.

The Commission agreed to draft the regulation to allow one application for the differently sized commercial vehicles. The Commission will discuss this matter at a later meeting.

R. Blessey made a motion to adjourn at 8:22 PM. M. Grimes seconded the motion, and it carried unanimously, 4-0.

