

**APPROVED MINUTES**  
**BROOKFIELD ZONING COMMISSION**  
**SPECIAL MEETING**  
**FRIDAY – October 25, 2012 – 6:00 p.m.**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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**Present:** Chairman R. Blessey (arrived at 6:17 p.m.), Vice Chairman Grimes, C. Lynch, L. Miller, and Alternate and Voting Member J. Varda, Alternate M. Frankel (arrived at 6:18 p.m.)

**Absent:** Secretary F. Lollie, Alternate J. Cordisco

**Also Present:** Community Development Director K. Daniel, Zoning Enforcement Officer A. Dew, Town Counsel N. Marcus (arrived at 6:09 p.m.), Recording Secretary D. Cioffi

**1. Convene Meeting in Room 133**

Acting and Vice Chairman Grimes convened the meeting at 6:05 p.m. and established a quorum of members.

**2. Discuss Proposed Regulation Change for Section 242-505 B-H: Town Center District**

CDD Daniel reviewed the document that sets forth the proposed regulation change with the Commissioners. She noted that Attachment A of the document is the current regulation. There was discussion regarding “common service areas” and “shared areas”. CDD Daniel recommended that Section D(3) be removed from the Table of Permitted Uses as it is redundant, but Vice Chairman Grimes suggested it be left there for the convenience of applicants.

CDD Daniel noted that the Planning and Revitalization Committee recommended that a new structure in the District should not exceed a 10,000 square foot footprint. Commissioner Lynch discussed the smaller models of national chains, and indicated that he felt the 10,000 square foot restriction was limiting, and the allowance of 15,000 square feet would generate more interest for commercial enterprises. There was discussion regarding Section H, which discusses, “design flexibility”.

*Chairman Blessey arrived at 6:17 p.m.*

Upon inquiry from Commissioner Miller, Town Counsel Marcus indicated that the current regulation does not talk about size of the building, but rather, the size of the commercial enterprise.

*Alternate Commissioner M. Frankel arrived at 6:18 p.m.*

There was discussion regarding maintaining the character of the District when considering developments, merging of lots and unit size.

CDD Daniel noted that on this evening’s Regular Meeting Agenda, there is a Memo from her regarding the “condo cap”. There was discussion regarding whether the item could be added to this meeting’s agenda. Town Counsel Marcus advised that agenda items may be added or subtracted from a meeting by motion, once the meeting has been noticed.

**Chairman Blessey moved to add to the agenda for tonight’s Special Meeting, “Discussion of Condo Cap”. Commissioner Miller seconded the motion, and it carried unanimously.**

**3. Discussion of Condominium Cap –**

Attorney Marcus discussed the history of multi-family developments in Brookfield over the past thirty years. He noted a “cap” placed on this type of housing at 26%. There was discussion regarding how

C.G.S. Sec. 8-30g (Affordable Housing), Planned Age-Restricted Communities (PARC), and Incentive Housing Developments have affected the regulation.

The numerical computation was reviewed. CDD Daniel advised that the computation does not include PARC units or affordable housing units, therefore, the Town is under the cap by 40 units. There was discussion regarding the effect of pending applications on the cap.

The possibility of changing the regulation to conform to the intentions of the Town Center District, and the intentions of the current Zoning Commission and regulations was reviewed. There was discussion regarding incentive housing first floor units and mixed use buildings.

After lengthy discussion regarding the Commissioners' availability and other pending public hearings, it was decided that this matter will be discussed at the regular meeting on November 29, 2012. Chairman Blessey will draft an application for a proposed change to the condominium cap.

**No motions.**

- 4. Adjourn: Commissioner Miller moved to adjourn the meeting at 6:58 p.m. Commissioner Lynch seconded the motion, and it carried unanimously.**