

**APPROVED MINUTES  
BROOKFIELD ZONING COMMISSION  
SPECIAL MEETING  
THURSDAY – MARCH 21, 2013 – 7:00 P.M.  
MEETING ROOM #209 – TOWN HALL, 100 POCONO ROAD**

**1. Convene Meeting**

**Present:** Chairman R. Blessey, Vice Chairman M. Grimes, Secretary F. Lollie,  
L. Miller

**Absent:** C. Lynch, Alternates J. Varda, M. Frankel and J. Cordisco

**Also Present:** Zoning Enforcement Officer A. Dew, Community Development Director K.  
Daniel

**2. Discuss Town Center District Regulation Amendments:**

- **Four Corners Brookfield Town Center District Revitalization Plan – Prepared by FHI dated September 2012**

This was the first of the Special Zoning Meetings designed to work on the Town Center Regulations. Chairman Blessey began the meeting asking the commissioners how much they wanted to work on at one time and then suggested they pick up from where they left off. Vice Chairman M. Grimes suggested they go through the changes they want and put it into a formal application for a Public Hearing. He said his main concern is the “what if’s”. Chairman Blessey said the application should be as close to how they want the regulation as possible and then there can be minor changes made.

Community Development Director K Daniel suggested starting with Permitted Uses in the Town Center District and Chairman Blessey agreed.

Chairman Blessey decided to start with making a list for potential developers, outlining the uses they are looking for. Chairman Blessey would like Carol Gould to be at next meeting. Vice Chairman Grimes struggles with seeing how different TCD is in Permitted Uses from the rest of the Federal Road Corridor. Community Dev. Dir. Daniel said some of the differences they’re looking to see has to do with form.

The Commission proceeded to go through the list of permitted uses and discuss each item. When discussing Single family dwellings, Chairman Blessey said ZBA would handle any of these types of applications. Community centers’ is a yes. There was discussion of mixed uses within the buildings. CDD Daniel suggested that the line listing multi-family is vague.

During the discussion on Incentive Housing, Chairman Blessey said how the reality of IH is ineffective in Brookfield. The formula of qualifying for an Incentive Housing unit was discussed. Chairman Blessey asked if multi-family dwellings should stay as an allowable use under the over-lay zone. He said it is not allowed in the underlying zone and that it is only allowed if it’s Incentive Housing. PARC Apartments were discussed and CDD Daniel said the

Commission needs to look at these Regulations. Chairman Blessey suggested having the Town Attorney review this (PARC Regulations).

Chairman Blessey said under Farming, greenhouse is out in the Town Center District.

Hotels & Motels need 40C. Bed & Breakfast might be considered as a separate line item (10,000 sq. ft.). Conference Center – leave alone for now.

Artisan type shops would be welcome and Craftsman shop would be listed under services.

Manufacturing, production, etc. would not be allowed (except Craftsman shop). This will get further defined. Chairman Blessey used the Town of Millerton as an example. Chairman Blessey said he did not want to see establishments where things were mass produced in huge quantities.

Products, Supplies & Equipment: None of them will fit in the TCD.

Natural Resource Removal:

Offices – all would be allowable.

Publishing – NO

Recreation & Physical Fitness: centers yes – gyms no – indoor courts yes - pools yes, marinas - no, outdoor courts, pools & fields no, riding stables no

Restaurants & Taverns: Discussion of drive-thru restaurants. Chairman Blessey feels if it's in a Commercial section it should be allowed. Suggestion of 80,000 sq. ft.

Full Service Restaurants: 10,000 sq. ft. VP Grimes suggested having parking for "Take Out" only.

Sales: Yes

Major Shop Center: No

Outdoor Display - No

Wholesale Establishments: Will address this later

Daycare: Yes - 10C

Services – Carwash – cleaning, laundry, food prep – all yes

Garage Service Station - No

Parking Garages: Will come back to this and discuss it at a later date.

Landscaping, Contractors Equipment (Under Services): No

Machine Shop - Yes 40R

Personal Care Shops: Ryan wants this to be re-defined to include animal services.

Rental of Autos – yes 40

Repair: Vehicle, boats, light craft – yes 40

Business & Computer, home & personal items, funeral services – Yes 10

Veterinary Clinics –yes restricted 10R

Kennels - changed to boarding (not allowed)

Storage of Autos – no indoor or outdoor

Storage of household items (storage units)

Trucks & Terminals – No

Chairman Blessey asked for someone to come up with a regulation that covers the vision statement for the uses in the TCD.

The next discussion was on the Pre-application review process. Site Plan Approval versus a Design Review Application would eliminate the Public Hearing. L. Miller has reservations about eliminating this process. Chairman Blessey would like Carol Gould to clarify what she wants with that section. He also would like to have Neil Marcus add his input on this.

Chairman Blessey would like to modify language of Residential Units in the TCD to say Residential Units in the TCD are only allowed with mixed use.

There was discussion on the flexibility for 2<sup>nd</sup> floor apartment units. Also discussed was the possibility of Luxury Apartments above retail space. As of right now, not more than 2 bedrooms would be allowed.

CDD Daniel suggested this list of topics for the next special meeting:

17 – Public Spaces:

18 – Limits on square footage for use. Inside of buildings with multiple uses.

19 – Design Review Regulations including specific architectural features.

20 – Streetscape. They would like Neil to advise if they can expand on the language of B-H to make it binding when the plan gets accepted for the streetscape to have its own document.

21 – Signage

Attached is a copy of the “Permitted Uses” chart with the discussed changes:

**3. Adjourn: Vice Chairman Grimes moved to adjourn the meeting at 8:32 p.m. seconded by Chairman Blessey, and it carried unanimously.**

**\*\*\* Next regular meeting scheduled for March 28, 2013\*\*\***

**\*\*\* Next special meeting scheduled for April 4, 2013\*\*\***