

DRAFT MINUTES
BROOKFIELD ZONING COMMISSION
Thursday, June 12, 2014 – 7:00 p.m.
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting

Chairman R. Blessey convened the meeting at 7:00 p.m. and established a quorum of members.

Present: Chairman R. Blessey, J. Cordisco, Secretary F. Lollie, M. Frankel, J. D'Entremont (arrived at 7:02 p.m.)

Absent: Vice Chairman M. Grimes, E. Kukk

Also Present: Zoning Enforcement Officer A. Dew, Recording Secretary D. Cioffi

- a. **Review Minutes of Previous Meetings: 5/22/14** – Chairman Blessey moved to approve the Minutes of May 22, 2014. Commissioner Cordisco seconded the motion and it carried unanimously.

2. Land Use Enforcement

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

Request for Voluntary Compliance

67 North Mountain Rd. – ZEO Dew reported that the property owner has complied.

934 Federal Rd. – Request for Voluntary Compliance has been issued.

203 Gray's Bridge Rd. – This item is on the agenda tonight.

209 Whisconier Rd. – The temporary garage has been removed. ZEO Dew will take this item off of the Report.

457 Federal Rd. – This violation relates to a commercial vehicle parked near the road. The property owner is expected at tonight's meeting.

Cease and Desist Order

49 Federal Rd., #201400294 – ZEO Dew indicated that a large percentage of the work has been completed. Assistant ZEO Lollie has met with the owner, and CCA has been contacted for a final as-built.

Citations

44 Old Middle Rd., #201301041 – This matter will be processed through Superior Court.

101 Laurel Hill Rd., #201300758 – The property owner has been making progress. One vehicle and some debris have been removed.

Town Counsel Action

1 High Ridge Rd., #201000315 – This matter has been sent to Town Counsel T. Beecher.

9 Stoney Farm, #201100095 – ZEO Dew reported that the agreement has been signed, and the check been paid to the Town. This matter should be removed from the Report at the next meeting.

14 Oak Grove Rd., #201300832 – No progress has been made.

148 North Lake Shore Dr., #20131115 – ZEO Dew advised that this property has been cleaned up and she will speak with Town Counsel Beecher regarding the fines.

439 Candlewood Lake Rd., #201400006 – ZEO Dew stated that she has not observed people parking in the area at issue. Chairman Blessey indicated that parking in the lower lot on Monday nights is still a problem.

b. **457 Federal Rd**

On agenda below.

3. Review Correspondence

- a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 5/12/14; Zoning Board of Appeals 6/2/14; Planning Commission 5/15/14; Zoning Sub-Committee**

- b. **Legal Briefings for Building Inspectors: May 2014**

- c. **Clearscapes Newsletter:** Spring 2014
- d. **CT Federation of Planning & Zoning Agencies Quarterly Newsletter:** Spring 2014
- e. Letter from R. Papenfuss to the Zoning Commission & Planning Commission dated 06/04/14

No discussion/no motions.

Chairman Blessey moved to go to Agenda Item 7.c. Secretary Lollie seconded the motion, and it carried unanimously.

7. New Business

- c. **474 Candlewood Lake Rd (Candlewood Bay Marina) #201400433:** Site Plan Modification for a Truck Kitchen – 7.5’ wide x 14’ long (22’ with cab) (*dec date 7/31/14*)

- 1. GIS map showing location of Food Truck with setbacks – handed into Land Use 5/23/14

Chairman Blessey noted that the Water Source Committee did review the application but did not note any concerns. The proposed plan is now within the setbacks. He inquired regarding one of the measurements on the application. *L. Ault was present.* She indicated that the most recent planned location is the best location on the site. Chairman Blessey discussed his concern regarding the truck blocking access to the buildings. It was noted that the business will be a mobile operation. The truck has a power cord and water hook-up from the closest building. The applicant advised that the truck will leave every night.

There was discussion regarding whether the application is an expansion of a non-conforming use. Chairman Blessey indicated that the non-conformity related to the setbacks, not the use.

Secretary Lollie moved to approve #201400433, 474 Candlewood Lake Rd., Site Plan for a truck kitchen. Commissioner D’Entremont seconded the motion, and it carried 4-1, with Commissioner Frankel opposing.

Chairman Blessey moved to go to Agenda Item 7.e. Secretary Lollie seconded the motion, and it carried unanimously.

- e. **6 Chickadee Lane #201300079:** Request for final bond release of \$5,700.00
ZEO Dew signed off on the bond release request. **Chairman Blessey moved to recommend to the Board of Selectmen the release of the bond for 6 Chickadee Lane, #201300079, in the amount of \$5,700.00. Secretary Lollie seconded the motion, and it carried unanimously.**

Chairman Blessey moved to go to Agenda Item 7.h. Secretary Lollie seconded the motion, and it carried unanimously.

- h. **10 Huckleberry Hill Rd (YMCA) #201400444:** Site Plan Modification for a 12’ x 12’ wood storage shed with floor next to pool
 - 1. GIS Map of pool area showing shed location.

The information requested at the last meeting has been provided. **Chairman Blessey moved to approve the application for the shed at the YMCA, 10 Huckleberry Hill Rd., #201400444. Secretary Lollie seconded the motion, and it carried unanimously.**

At this time, the discussion returned to 101 Laurel Hill Rd., under Enforcement.

2. Land Use Enforcement (continued)

Citations

101 Laurel Hill Rd. - *Mr. F. Bacon, 1 Cross Rd., Brookfield, CT was present.* It was noted that there is only one vehicle on the property, and some debris. Mr. Bacon continues to work toward getting the property in compliance. The Commission expressed its gratitude to Mr. Bacon for his efforts.

- f. **Proposed Zone Change for 19 & 23 Station Road #201400370:** Request for 19 & 23 Station Road which is currently in the Town Center District to include Incentive Housing District Overlay; Perimeter sub-zone.

Ms. A. Adams, Registered Landscape Architect, CCA, 40 Old New Milford Rd., was present. She submitted the certified mail cards for the file.

Commissioner Frankel moved to set a Public Hearing for Proposed Zone Change for 19 & 23 Station Road, #201400370, for July 10, 2014, at 7:30 p.m. Secretary Lollie seconded the motion, and it carried unanimously.

Chairman Blessey moved to go to Agenda Item 7.o. Secretary Lollie seconded the motion, and it carried unanimously.

- o. **434 Federal Road (Proposed FW Webb building) #201400480:** Design Review for new 27,350 square feet building & associated site amenities
1. Letter from S. Sullivan of CCA to R. Blessey & the Zoning Commission dated 06/04/14 Re: Proposed FW Webb Building
 2. Project Report for Proposed FW Webb Building prepared for Green Leaf Construction by CCA, LLC dated 06/04/14
 3. Drainage Report for Proposed FW Webb Building prepared for Green Leaf Construction by CCA, LLC dated 06/04/14
 4. Plans prepared by CCA, LLC received in the Land Use Office on 06/05/14:
 - Cover Sheet – Proposed FW Webb Building, Lot 4 dated 06/04/14
 - Sheet N1 – General Legend, Notes and Abbreviations dated 05/30/14
 - Sheet 1 of 1 – Property & Topographic Survey Lot 4 dated 04/07/14
 - Sheet C1 – Layout & Materials Plan Lot 4 dated 06/04/14
 - Sheet C2 – Grading & Drainage Plan Lot 4 dated 06/04/14
 - Sheet C3 – Utilities Plan Lot 4 dated 06/04/14
 - Sheet C4 – Landscape Plan Lot 4 dated 06/04/14
 - Sheet C5 – Erosion Control Plan Lot 4 dated 06/04/14
 - Sheet C6 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C7 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C8 – Notes & Details Lot 4 dated 06/04/14
 - Sheet C9 – Notes & Details Lot 4 dated 06/04/14
 - Sheet E1 – Sedimentation & Erosion Control Plan dated 12/07/05
 5. Sheet SL-3 – Site Photometric Calculations Plan prepared by Apex Lighting Solutions dated 05/23/14, received in the Land Use Office on 06/05/14
 6. Plans prepared by Green Leaf Construction received in the Land Use Office on 06/05/14:

- Exterior Elevations Plan dated 06/03/14
- First Floor Plan dated 06/03/14
- Second Floor Plan dated 06/03/14
- Cross Sections Plan dated 06/03/14

Ms. A. Adams, Registered Landscape Architect, CCA, 40 Old New Milford Rd., was present.

Chairman Blessey moved to set a Public Hearing for June 26, 2014 at 7:30 p.m. for 434 Federal Rd., #201400480. Secretary Lollie seconded the motion, and it carried unanimously.

Chairman Blessey moved to go to Agenda Item 7.i. Secretary Lollie seconded the motion, and it carried unanimously.

- 1. 10 Candlewood Acres Rd #201300765: Request for final bond release \$2,900.00**

Chairman Blessey moved to recommend to the Board of Selectmen the release of the bond for 10 Candlewood Acres, #201300765, in the amount of \$2,900.00. Commissioner Cordisco seconded the motion, and it carried unanimously.

- m. 9 Stage Rd #201301155: Request for final bond release of \$750.00**

Chairman Blessey moved to recommend to the Board of Selectmen the release of the bond for 9 Stage Rd., #201301155, in the amount of \$750.00. Commissioner Cordisco seconded the motion, and it carried unanimously.

Chairman Blessey moved to go to Agenda Item 6.a. Secretary Lollie seconded the motion, and it carried unanimously.

6. Old Business:

- a. Aquifer Protection Agency meeting schedule & Agenda Items:**

Chairman Blessey moved to set a meeting for the Aquifer Protection Agency for June 26, 2014, at 6:30 p.m. Secretary Lollie seconded the motion, and it carried unanimously.

Chairman Blessey moved to go to Agenda Item 7.g. Commissioner D’Entremont seconded the motion, and it carried unanimously.

7. New Business (continued)

g. 204 Candlewood Lake Rd #201200635: Request for first bond release of \$10,000.00 – *Tabled.*

4. Public Hearing 7:30 p.m.

- a. Proposed Regulation Change #201400362: Section 242-202: Definition of “Structure”**

Chairman Blessey opened the Public Hearing and introduced the Commission members. Secretary Lollie read the legal notice that was published in the News Times on May 29, 2014 and June 9, 2014. Chairman Blessey indicated that the application was received on May 22, 2014. He then reviewed the policies and procedures that govern public hearings.

Secretary Lollie read the following correspondence: from HVCEO to the Zoning Commission, noting no intermunicipal impact; from the Planning Commission to the Zoning Commission dated June 12, 2014, in favor of the application; from the Town of Newtown Planning & Zoning Commission to the Zoning Commission, in favor of the application.

Chairman Blessey explained that the proposed regulation change is for clarification. He then read the proposed language, which removes “less than six feet” and adds “equal to, or less than six feet”.

There were no questions of clarification.

No one was present to speak in favor of the application, nor was anyone present to speak in opposition.

Commissioner Cordisco moved to close the Public Hearing for Proposed Regulation Change #201400362: Section 242-202: Definition of “Structure”. Secretary Lollie seconded the motion, and it carried unanimously.

Commissioner Cordisco moved to approve the Proposed Regulation Change, #201400362: Section 242-202: Definition of “Structure”. Secretary Lollie seconded the motion, and it carried unanimously. The effective date of the regulation change will be one week after publication.

b. Proposed Regulation Change #201400367: Section 242-202: Definition of “Setback”
The same introduction to this public hearing as the last one was utilized, and there were no objections.

Secretary Lollie read the legal notice that was published in the News Times on May 29, 2014 and June 9, 2014. He then read the following correspondence: from HVECEO to the Zoning Commission, noting no intermunicipal impact; from the Planning Commission to the Zoning Commission dated June 10, 2014, in favor of the application.

Chairman Blessey read the current definition of a setback, as well as the proposed language, which adds the words, “or structure” to the first sentence.

There were no questions of clarification.

No one was present to speak in favor of this application, nor was anyone present to speak in opposition.

Secretary Lollie moved to close the Public Hearing for Proposed Regulation Change #201400367: Section 242-202: Definition of “Setback”. Commissioner D’Entremont seconded the motion, and it carried unanimously.

Secretary Lollie moved to approve the Public Hearing for Proposed Regulation Change, #201400367: Section 242-202; Definition of “Setback”. Commissioner Cordisco seconded the motion, and it carried unanimously. The effective date of the regulation change will be one week after publication.

c. Proposed Regulation Change #201400368: Section 242-202: Definition “Commercial Vehicles”; Section 242-305F: Off Street Parking & Loading [Commercial Vehicles in Residential Zones]; Section 242-401A(2)(g) – Permitted Uses in Residential Zones [Customary Home Occupation]

The same introduction to this public hearing as the last one was utilized, and there were no objections. It was noted that the application was received on May 22, 2014.

Secretary Lollie read the legal notice that was published in the News Times on May 29, 2014 and June 9, 2014. He then read the following correspondence: from HVCEO to the Zoning Commission, noting no intermunicipal impact; from the Planning Commission to the Zoning Commission dated June 10, 2014, in favor of the application.

Chairman Blessey read Section 242-202, current definition of “Commercial Vehicles” and the proposed change, noting the following typographical error: “3,000 pounds” should be “13,000 pounds”; the change to Section 242-305F, to make it consistent with Section 242-202; and the change Section 242-401A(2)(g), striking the requirement of providing parking for a commercial vehicle.

M. Rogg, 4 Elbow Hill Rd., was present. He inquired how decibels were measured, and Chairman Blessey indicated that the police have a decibel reader. Mr. Rogg also inquired if vehicles could be kept inside, and Chairman Blessey indicated that one can be parked in a garage or lot, and there is a residence requirement.

Commissioner Frankel inquired if the first paragraph of Section 242-202, is remaining the same, and Chairman Blessey referred to the new proposed language. He explained that the intent is for residents with commercial vehicles to be able to bring their vehicles home at night, but not create a commercial zone out of a residential neighborhood. There was discussion regarding sizing of signs and lettering. There was also discussion regarding whether neighborhood communities/associations can regulate the signs on commercial vehicles.

There was discussion regarding ownership of the vehicle, and screening parked vehicles with signs. The use of magnetic signs, that can be removed, was discussed.

E. Moran was present. He noted that there are different shapes of vehicles, and that will have to be considered when discussing lettering and size of signs.

J. Gillotti, was present, and inquired if the permit application fee is \$200 per vehicle, and was advised that it is “per vehicle”.

Chairman Blessey suggested that the following be added: “Lettering or other visible advertisement must be not be visible.” Commissioner Frankel suggested adding “any logos”. *Mr. Southard was present,* and inquired if color was a consideration, and the Commission indicated that if there was no lettering, color is not a concern.

No one was present to speak in favor of the application, nor was anyone present to speak in opposition.

Secretary Lollie moved to close the Public Hearing Proposed Regulation Change #201400368: Section 242-202: Definition “Commercial Vehicles”; Section 242-305F: Off Street Parking & Loading [Commercial Vehicles in Residential Zones]; Section 242-401A(2)(g) – Permitted Uses in Residential Zones [Customary Home Occupation]. Commissioner D’Entremont seconded the motion, and it carried unanimously.

Secretary Lollie moved to approve Proposed Regulation Change #201400368: Section 242-202: Definition “Commercial Vehicles”; Section 242-305F: Off Street Parking & Loading [Commercial Vehicles in Residential Zones]; Section 242-401A(2)(g) – Permitted Uses in Residential Zones [Customary Home Occupation]. Commissioner Cordisco seconded the motion. Commissioner Frankel noted the following amendments: 13,000 gross vehicle weight,

and the lettering as discussed above (Any lettering or visual advertisement or logos cannot be visible). Motion carried unanimously. The effective date of the regulation change will be one week after publication.

5. **Continued Public Hearing:** No continued hearings

7. **New Business:**

- a. **203 Grays Bridge Road (Grays Bridge Farm & Earth Products) #201400356:** Site Plan Modification to move the location of materials on site and move the location of 1 Hoophouse (*dec date 7/31/14*)
1. Explanation sheet for “Modification Plan Dated May 31, 2014 for the Property Location at 203 Grays Bridge Rd”
 2. “GIS Map of 203 Grays Bridge Rd” handed into Land Use 6/3/14
 - “Proposed Buffer Plantings – Option 1” dated 5/31/14
 - “Proposed Buffer Fence and Boulder Wall – Option 2” dated 5/31/14
 - “Drawing showing Option 1 and Option 2” dated 5/31/14
 3. Material Safety Data Sheet – handed into Land Use 6/3/14

Mr. Southard, and Ms. V. Gallo, were present. It was noted that the proposal is for a site plan modification. Mr. Southard reviewed the new locations for: 1) the storage bins, 2) hoop houses A and C to locations 2 and 3 (behind the building), 3) the process and storage area (he noted that the equipment is mobile, and is brought to the pile of material). Mr. Southard noted that State and OSHA have been to the site. Mr. Southard continued that the other changes include: 4) a safer parking location; 5) colorization of mulch that meets State and federal standards (black, red & brown, all nonhazardous); 6) salt storage in hoophouse B only from October through April.

Commissioner Frankel inquired regarding the composition of the base of the salt storage containers, and Mr. Southard advised that they are concrete blocks. Chairman Blessey added that the salt storage has a roof.

Chairman Blessey inquired if a retaining wall and trees could be added from the driveway to a corner. Mr. Southard advised that he is considering two options: 1) fence or 2) spruce trees. He discussed the placement of boulders in tow of slope, to hold the bank and stop erosion, with the addition of Norway spruce trees. Chairman Blessey noted that the intent is to screen, and to ensure that what is present is what is on the plan approved by the Commission.

Commissioner Cordisco inquired if fuel would be stored on the site, and Mr. Southard advised that it is in a double container shed from Mitchell Fuel. The chemicals storage was also pointed out for Commissioner Cordisco. It was specifically noted that the oxidizer with nitrates and the diesel fuel are not stored close to one another.

Secretary Lollie moved to approve #201400356, 203 Gray’s Bridge Rd. for a site plan modification and the plantings of Norway Spruce. Commissioner Cordisco seconded the motion, and it carried unanimously.

- b. **4 Elbow Hill Road (Echo Bay Marina) #201400429:** Site Plan Modification to add three more pass doors on North side of building; install a fire water containment tank that is 20,000 gallons; move retaining wall on the small building and add a small retaining wall on the northeast most pass door (*dec date 7/31/14*)
1. Brochure on “Sanitary Sewer Pipe” (in file on cart)

2. Map Cover Sheet titled “Proposed Boat Storage” prepared by CCA, LLC dated 5/28/13 revised thru 3/3/14
 - “Site Plan” dated 5/24/13 revised thru 3/31/14 – sheet S1
 - “General Legend, Notes and Abbreviations” dated 5/24/13 revised thru 10/24/13 – sheet N1
 - “Notes & Details” dated 5/24/13 revised thru 9/3/13 – sheet N2
 - “Notes & Details” dated 5/24/13 revised thru 12/18/13 – sheet N3
 - “Sedimentation And Erosion control Plan” dated 12/7/05 – sheet ER01
 - “Landscape Plan” dated 5/24/13 revised thru 3/25/14 – sheet LS1
 - “Sanitary Sewer Plan & Profiles” dated 3/31/14 – sheet S1
 - “Sanitary Sewer Notes And Details” dated 5/28/13 revised thru 5/3/14 – sheets N4 & N5
3. “Exterior Elevations” prepared by LPR Associates dated 12/16/13 revised 5/18/14 – sheet A3.1

M. Rogg, 4 Elbow Hill Rd., was present. He indicated that the Building and Sewer Department have requested modifications that include:

- 1) two points of egress, the addition of doors that have to be a minimum amount apart, the addition of a retaining wall, and addition of exterior doors for passage;
- 2) a change in the method of containing potentially polluted fire water to the capacity of 20,000 gallons, to utilizing a 200-foot, four-foot diameter tank;
- 3) adding a distance between the retaining wall and sewer line.

Commissioner Frankel requested that Mr. Rogg highlight the above changes on the plans, and he will come to the Land Use Office tomorrow to accomplish this. Upon inquiry from Chairman Blessey, Mr. Rogg provided more details regarding the water tank discussed above.

Secretary Lollie moved to approve #201400429, 4 Elbow Hill Rd., for a site plan modification. Commissioner Cordisco seconded the motion, and it carried unanimously.

Mr. Rogg will visit the Land Use Office on Friday, June 13, 2014, to highlight the changes on the plans.

- d. **58 & 60 Vale Road (Pharmco) #201400434:** Site Plan Modification for the following:
 - 58 Vale Road** – construct new railroad spur, associated fencing and processing tank.
 - 60 Vale Road** – construct railroad spur over parcel, associated security fence, expansion of concrete wall, and relocation of foundation (*dec date 7/31/14*)
 1. Letter from Matthew R. Whitney, Esq., Housatonic Railroad Company to Frank Richards, VP Pharmco dated 2/10/14 Re: Rail Spur Expansion
 2. “Site Plan” map prepared by CCA, LLC dated 3/26/14 revised thru 4/24/14 – sheet C1

Attorney P. Scalzo, 2 Stony Hill Rd., Bethel, and A. Adams, Landscape Architect, CCA, 40 Old New Milford Rd., were present on behalf of Pharmco.

Attorney Scalzo advised that there has been a railroad spur present on the site for twenty years. His client has been approached by the Housatonic Railroad regarding the installation of one more railroad spur, and a new container, for efficient and flexible switching of cars. Attorney Scalzo referenced the letter from Matthew R. Whitney, Esq., dated 2/10/14, above.

Ms. Adams explained that a small portion of the existing spur will be removed, and a second one will branch off of it. Some of this addition will run onto to the property of 60 Vale Road, and a letter has been provided regarding this. There will also be an extension of a containment wall, and the addition of a 30,000- gallon tank. Ms. Adams noted that the walkway will have to be rearranged, and the piping will be relocated.

Chairman Blessey moved to approve #201400434, for additional spurs, retaining walls and tanks, at 58 & 60 Vale Rd. Commissioner Cordisco seconded the motion, and it carried unanimously.

- i. **115 Federal Rd (Tile America) #201400461:** Site Plan Modification for a roadside sign (*dec date 7/31/14*)

- 1. “Site Plan Map” prepared by DyMar Engineering dated 4/28/14 – sheet C-1
E. Moran, 34 Hawleyville Rd., Newtown, CT, was present. He explained that a variance was received for the location of the roadside sign. ZEO Dew noted that permission for the location was also received from the Department of Transportation. .

Chairman Blessey moved to approve the site plan modification for 115 Federal Rd., #201400461, for a proposed pile-on sign, location as noted on drawing. Commissioner Cordisco seconded the motion, and it carried unanimously.

- j. **115 Federal Rd (Tile America) #201400463:** Illuminated 30’ foot Roadside Sign and a Directional Building sign of for “contractors’ entrance”

- 1. Drawing of Sign dated 4/15/14
 - 2. Lighting Schematics received in the Land Use Office on 06/05/14
 - 3. Copy of approval letter from ZBA dated 6/4/14 for front setback variance
E. Moran, 34 Hawleyville Rd., Newtown, CT, was present. The sign is 42” X 10’. ZEO Dew indicated that the monument of 8’ is not included in the calculations. Additionally, Assistant ZEO Lollie checked the wattage specifications, and they comply with the regulations.

Lastly, a 7-square foot directional sign for the “contractors’ entrance” will be added on the front, on the north side.

Commissioner Cordisco moved to approve #201400463, sign application for Tile America. Secretary Lollie seconded the motion, and it carried unanimously.

Chairman Blessey left the room for the following matter, at which time Secretary Lollie became Acting Chair.

- k. **779 Federal Rd (Panchos & Gringos) #201400464:** Site Plan Modification for front elevation repairs and siding (*dec date 7/31/14*)

- 1. Map titled “Proposed Renovations” prepared by Arch-Design Services dated 5/8/14 – sheet A-101
 - “Proposed Renovations to Panchos & Gringos Mexican Restaurant dated 5/8/14 – sheet A-100
 - “Site Plan” handed in 6/3/14

J. Gillotti, was present. He reviewed the plans for removing the old portico roof, and adding a new porch roof. The material will be a hardy panel, likely a #3 rough cedar. The sign will be hand-painted and illuminated by fixtures in the back. ZEO Dew indicated that a pre-application meeting was held with the applicant. The proposal complies with the new Town Center District (TCD) regulations.

Commissioner Frankel moved to approve #201400464, site plan modification, elevation repairs and siding and the sign, at Panchos & Gringos, due to fire damage. Secretary Lollie seconded the motion, and it carried unanimously, 4-0.

n. 227 Federal Rd (Buzaid Appliance) #201400465: Illuminated 30 sq. ft. building sign

1. Picture of sign on building with lighting information handed into Land Use 6/3/14

No one present. Tabled/Continued.

p. 857/857A Federal Road (Greene Acres Apartments) #201400481: Site Plan/Design Review Modification for building architecture

1. Letter from Vivie Lee of Do H. Chung and Partners to Town of Brookfield dated 06/05/14; received in the Land Use Office on 06/05/14
2. Drawing of Building Architecture prepared by Do H. Chung and Partners dated 06/05/14; received in the Land Use Office on 06/06/14

Commissioner Frankel recused herself from this matter.

Mr. Lee, Do H. Chung and Partners, 105 Bedford St., Stamford, CT was present. He reviewed proposed changes to the first floor of the building, including the windows, and the entrances. He noted that the footprint and coverage calculations have not changed. ZEO Dew noted that Attorney Beecher has advised that this application resulted from a settlement, and that she and Community Development Director Daniel met with the applicant to ensure compliance with the new TCD regulations. ZEO Dew will provide a memo for the file noting the meeting. The colors of the building will remain the same.

Chairman Blessey moved to approve the site plan modification for #201400481, with the stipulation that the Land Use Office include a memo with regard to the discussion on the pre-application meeting for the review of the TCD regulations. Commissioner Cordisco seconded the motion, and it carried 3-0-1, with Secretary Lollie abstaining.

q. Zoning Regulation Revisions: Memo from K. Daniel, CDD and A. Dew, ZEO to Zoning Commission dated 6/4/14

The above memo from K. Daniel and A. Dew as noted.

Chairman Blessey moved to approve the Memorandum from the Zoning Commission, to be sent to the Board of Selectmen, to request money to review the regulations. Secretary Lollie seconded the motion, and it carried unanimously.

8. Tabled Items: None.

9. Informal Discussion: None.

10. Comments of Commissioners: Discussion/no motions.

Commissioner Frankel suggested that some of the reading (legal notice) at the opening of the public hearings be dispensed with. The Commission will check with Attorney Beecher to see if it is necessary.

There was brief discussion regarding flags.

The Commission requested that Attorney Beecher come to the next meeting to discuss pending Town Counsel matters on the Enforcement report.

There was brief discussion regarding the allowance of sandwich boards in the TCD and progress in developments in that area.

11. Adjourn: Commissioner Frankel moved to adjourn the meeting at 9:25 p.m. Commissioner Cordisco seconded the motion, and it carried unanimously.

****Next Regular Meeting Scheduled for June 26, 2014****