

**APPROVED MINUTES  
BROOKFIELD ZONING COMMISSION  
Thursday, July 10, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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**1. Convene Meeting**

Acting and Vice Chairman Grimes convened the meeting at 7:00 p.m. and established a quorum of members.

**Present:** Acting and Vice Chairman M. Grimes, Secretary F. Lollie, J. Cordisco

**Absent:** Chairman R. Blessey, J. D'Entremont, M. Frankel, E. Kukk

**Also Present:** Community Development Director K. Daniel, Recording Secretary D. Cioffi

- a. **Review Minutes of Previous Meetings: 6/12/14, 6/26/14 – Not a sufficient quorum.**  
It was requested that these items be left on the agenda for the July 24, 2014 meeting.

**2. Land Use Enforcement**

*Assistant Zoning Enforcement Officer F. Lollie reported on the following:*

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

**Requests for Voluntary Compliance**

**16 Pleasant Rise, #2013001172** – The Commission is awaiting an A2 survey from the property owner, who was given until July 23, 2014 to submit this information.

**34 Stony Hill Road, #201000274** – The property owner must submit Schedule A, and compliance is due by July 23, 2014.

**457 Federal Road, #201400443** – *R. Perry, Brookfield Technology Center, was present.* He indicated he received a request for voluntary compliance related to parking violations. Assistant ZEO Lollie has been to the site. Mr. Perry reviewed the parking designations for businesses in the plaza, and specifically, those for his business. Assistant ZEO Lollie advised Mr. Perry that commercial vehicles must be parked in the rear unless permitted by the Zoning Commission. Commissioner Cordisco suggested that Mr. Perry trade parking with another business that does not have a commercial vehicle. Acting and Vice Chairman Grimes noted the safety issue of parking the commercial vehicle so close to Federal Road. It was suggested to Mr. Perry that he speak with the landlord regarding obtaining parking from another business. Acting and Vice Chairman Grimes advised Mr. Perry that the Zoning Enforcement Officers will speak with him on July 17, 2014 regarding his plan for compliance, and that if a plan is not supplied by that time, a Cease and Desist Order will be issued.

**256 Whisconier Rd., #201400558** – Assistant ZEO Lollie advised that this violation relates to erosion, and compliance has been requested by July 23, 2014.

**132 Federal Rd., #201400566** – This violation relates to lack of a Certificate of Zoning Compliance for the storage of granite. The business owner has filed an application.

**Cease and Desist**

**44 Mist Hill Dr., #201400521** – A Cease and Desist was issue related to a flatbed tow truck, which was removed. Another complaint was received on July 9, 2014 that the tow truck had returned. Assistant ZEO Lollie inspected the site on July 9, 2014 and the tow truck was not present. He will continue to inspect the property. Acting and Vice Chairman Grimes suggested that Assistant ZEO Lollie inform the police of any harassment issues.

**1087 Federal Rd., #201400562** – This violation relates to the lack of a CZC for the business, and there is an unpermitted roadside sign that has recently been removed after receipt of the Cease and Desist. The business owner has not applied for the CZC yet, and Acting and Vice Chairman Grimes indicated if it is not done before the next meeting, then a Citation should be issued.

**51 Junction Rd., #201400580** – This violation relates to the storage of unregistered vehicles. A Cease and Desist was sent, and the business owner has until July 22, 2014 to schedule a Show Cause Hearing or clear the violations. **Acting and Vice Chairman Grimes moved to issue a Citation to 51 Junction Rd., #201400580, if no change by July 22, 2014. Commissioner Cordisco seconded the motion, and it carried unanimously.**

Citations

44 Old Middle Rd., #201301041 – No discussion.

101 Laurel Hill Rd., #201300758 – Assistant ZEO Lollie indicated that progress continues to be made at the site.

49 Federal Rd., #201400294 – The A2 was submitted today, and the catch basins have been cleaned. Inspection will take place next week and the Commission will be advised at the next meeting. There was discussion regarding whether fines can continue to toll without lifting of the Citation, and Town Counsel will be consulted.

**3. Review Correspondence**

- a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 6/23/14; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee**
- b. E-mail sent to K. Daniel, CDD from Hal Kurfehs received in Land Use 6/30/14 Re: Discussion on New Regulation
- c. Memo from Ct Dept. of Energy & Envir. Prot. Dated 6/19/14 Re: Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive public Hearing
- d. Legal Briefings for Building Inspectors: June 2014

**No discussion/no motions.**

**Secretary Lollie moved to go to Agenda Item 6.a. Commissioner Cordisco seconded the motion, and it carried unanimously.**

**6. New Business:**

a. **28 Old Route 7 #201100397:** Request for final bond release of \$3,925.00 – Assistant ZEO Lollie indicated that the site is satisfactory. **Secretary Lollie moved to recommend to the Board of Selectmen to release the final bond for 28 Old Route 7, #201100397, in the amount of \$3,925.00. Commissioner Cordisco seconded the motion, and it carried unanimously.**

**5. Old Business:**

a. **204 Candlewood Lake Rd #201200635:** Request for first bond release of \$10,000.00 – **To be discussed at the July 24, 2014 meeting.**

**Acting and Vice Chairman Grimes moved to go to Agenda Item 6.c. Commissioner Cordisco seconded the motion, and it carried unanimously.**

**6. New Business (continued)**

c. **19 Gereg Glen #201100344:** Request for first bond release of \$2,500.00 – **Acting and Vice Chairman Grimes moved to recommend to the Board of Selectmen the first bond release at 19 Gereg Glen, #201100344, Lot #10, in the amount of \$2,500.00. Secretary Lollie seconded the motion, and it carried unanimously.**

d. **20-28 Old Grays Bridge Rd #201200161:** Request for final bond release of \$4,860.00 **To be discussed at the July 24, 2014 meeting.**

*A very brief recess of less than one minute was taken at 7:18 p.m.*

- b. **265 Federal Road (Brookfield Plaza) #201400568:** Site Plan Modification to partial building facade, repair roof, fix sidewalk and add three (3) windows (*dec date 8/13/14*)
1. Drawing of proposed Front Elevation – Proposed Facade Improvements prepared by Sedona Group, LLC dated 7/1/14
    - “Site Plan – Area of Work” dated 7/1/14
    - Photo of Front Elevation dated 7/1/14
    - “Existing Conditions” dated 7/1/14
    - “View from Federal Road Traveling North” dated 7/1/14
    - “View from Federal Road Traveling South” dated 7/1/14

*J. Breault, 265 Federal Rd., Sedona Group, LLC, was present.* He reviewed the building layout and advised that the structure, built in 1980, will be getting renovated. The current panels have suffered water damage, and will be redone with hardy plank/clapboard siding. Additionally, repairs will be made to the roof, and the columns will be covered with Azac material.

Mr. Breault continued that the project will be done in phases. There was discussion regarding the portion of the building that is the Franco’s Restaurant. No work is being proposed for that section at this time.

*J. DiScala, was present, and commented favorably on the project.*

Mr. Breault further advised that there is a broken pipe under the sidewalk, which will be repaired with a replacement of the sidewalk with the same footprint.

**Secretary Lollie moved, after careful consideration, to approve #201400568, 265 Federal Rd., for the partial building façade improvements and repair of the roof, and the sidewalk, as submitted. Commissioner Cordisco seconded the motion, and it carried unanimously.**

*A brief recess was taken at 7:26 p.m.*

**4. Public Hearing 7:30 p.m.**

- a. **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 (*PH close date 8/13/14*)

Acting and Vice Chairman M. Grimes opened the public hearing and introduced the Commission members. Secretary Lollie read the legal notice for the public hearing which was published in the News Times on June 27, 2014 and July 7, 2014. Acting and Vice Chairman Grimes noted that the application was received on June 12, 2014. He then reviewed the policies and procedures that govern public hearing.

Secretary Lollie read a response letter from HVCEO, indicating that the application was, “of local concern with no intermunicipal impact”.

*Attorney P. Scalzo, 2 Stony Hill Rd., Bethel, CT, and A. Adams, Registered Landscape Architect, were present on behalf of the applicant. Mr. P. Galera, Owner/Developer, was also present.* The certified mail receipt cards were submitted for the record. Additionally, Attorney Scalzo advised that at its June 19, 2014 meeting, the Planning Commission gave the application “a positive referral”.

Attorney Scalzo explained that on a neighboring site, four buildings have previously been approved for retail/commercial space, as well as 79 residential units. The applicant recently acquired 19 & 23 Station Road, and is seeking to change the zoning on these two lots to make it a perimeter subzone/incentive housing overlay zone. The applicant wishes to develop townhouses on the site.

Attorney Scalzo advised that the Planning Commission found the proposal desirable because it was “effective transitional housing” between the larger buildings, and single-family residences.

The concept plan of 24-units was reviewed by Attorney Scalzo and Ms. Adams. It was noted that the residential units above the previously approved commercial project are going to be rental units, while the townhouses proposed for 19 & 23 Station Road, will be townhouses.

Commissioner Cordisco inquired why these two parcels were not included in the previous application, and Attorney Scalzo advised that they were just recently acquired by Mr. Galera. Additionally, Secretary Lollie inquired if there would be mixed use as with the previous application, and Ms. Adams indicated that the perimeter overly would allow “straight residential” development.

*H. Kurfehs, 42 Obtuse Road North, was present.* He spoke in favor of the application, noting that it meets the objectives of economic development and the Fitzgerald Halliday study. He further indicated that these rear lots are not suitable for retail. *No one was present to speak in opposition.*

Acting and Vice Chairman Grimes indicated that the public hearing should not be closed while the Planning Commission documentation is obtained for the file. Additionally, four favorable votes are required for a zone change vote.

**Secretary Lollie moved to continue Proposed Zone Change for 19 & 23 Station Rd., #201400370, to July 24, 2014, and to obtain some type of referral regarding this matter from the Planning Commission. Commissioner Cordisco seconded the motion, and it carried unanimously.**

7. **Tabled Items:** None.

8. **Informal Discussion:**

**227 Federal Rd.** – Secretary Lollie discussed the matter of 227 Federal Rd. He indicated that Sign-o-Rama has submitted two draft proposals. He reviewed A. Dew’s memo dated July 9, 2014. After discussion, Secretary Lollie, Acting and Vice Chairman Grimes, and Commissioner Cordisco agreed that Sign B would be acceptable. Secretary Lollie will contact Sign-o-rama tomorrow.

a. **Hal Kurfehs**

*H. Kurfehs, 42 Obtuse Rd. North, was present.* He referred to an email sent on June 16, 2014, as well previous emails related to necessary amounts of various types of development.

There was discussion regarding recent attempts at commercial development in the Town Center District. He indicated that there are three considerations: 1) two lots on Station Road; 2) the bowling alley property; and 3) the Peter’s Imports’ site. He discussed the depth of the sites. Mr. Kurfehs also noted the limited amount of developers willing to go into a downtown area rather than a plaza or a mall.

There was discussion regarding the utilization of informal discussion with the Commission and/or pre-application review with the Land Use Office. The Commission advised Mr. Kurfehs that both the Commission and the Land Use Office is open to discuss proposed developments and to answer any questions.

9. **Comments of Commissioners:** None.

10. **Adjourn:** Commissioner Cordisco moved to adjourn the meeting at 8:08 p.m. Secretary Lollie seconded the motion, and it carried unanimously.

**\*\*Next Regular Meeting Scheduled for July 24, 2014\*\***