

**Zoning Commission Meeting  
MINUTES  
7:00 PM Thursday, July 09, 2015  
Brookfield Town Hall - Room 133**

**1) Convene Meeting**

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

**Present:** Chairman R. Blessey (arrived at 7:07 p.m. ), Acting and Vice Chairman M. Grimes, Secretary F. Lollie, J. Cordisco, Alternate and Voting Member M. Frankel, Alternate and Voting Member where indicated J. D'Entremont

**Absent:** E. Kukk, Alternate A. Samuelson

**Also Present:** Ex Officio Member Selectman M. Flynn, Zoning Enforcement Officer A. Dew, Recording Secretary D. Cioffi

a) Review Minutes of Previous Meetings: 6/11/15, 6/25/15

**6/11/15 Meeting - No discussion/no motions.**

**6/25/15 Meeting - Secretary Lollie moved, seconded by J. Cordisco, to approve the Minutes of the June 25, 2015 Meeting. Motion carried unanimously.**

**2) Land Use Enforcement**

[no item]

a) Enforcement Officer's Report:

**Requests for Voluntary Compliance**

**3 Parker Hill Rd., #201500499** - ZEO Dew advised that the debris has been removed. All vehicles present are registered. No violation exists at this time. ZEO Dew will remove this item from the report.

**Cease and Desist Orders**

**27 Mountainview Dr., #201500331** - The sides have been removed from the tree playhouse. No violation exists at this time.

**330 Candlewood Lake Rd., #201500529** - ZEO Dew inspected the site today. She advised that there were tools and mechanics there and vehicles being repaired in the garage. No violation exists at this time. Commissioner Cordisco mentioned that they are building planters outside. Commissioner Frankel advised that there were many tow trucks there over the weekend.

Acting and Vice Chairman Grimes noted that the Board of Selectmen approved a new blight ordinance. ZEO Dew indicated that there will be a panel reviewing complaints after they go through Town departments. The ordinance will go into effect at the beginning of August.

**Town Counsel Action**

**44 Old Middle Rd., #201301041** - No change.

**1 High Ridge Rd., #201000315** - ZEO Dew advised there have been some complaints regarding the bad appearance of this property.

**14 Oak Grove Rd., #201300832** - ZEO Dew will get in touch with Town Counsel regarding this matter.

**148 North Lake Shore Dr., #20131115** - The property owner has advised he is working on a drive, and when completed, all of the vehicles will go in the drive.

At the conclusion of the Enforcement Report, **Secretary Lollie moved to go to Agenda Item 6. Commissioner Cordisco seconded the motion, and it carried unanimously.**

**3) Review Correspondence**

[no item]

a) Minutes of other Boards and Commissions:  
No discussion/no motions.

**4) Public Hearing - 7:30pm:**

[no item]

a) Medical Marijuana Moratorium #201300956: Proposed one year extension to July 15, 2016  
Chairman Blessey opened the Public Hearing. Secretary Lollie read the legal notice, which was published in the Pennysaver on June 25, 2015, and July 2, 2015.

Chairman Blessey advised that the application was received on June 11, 2015. He then reviewed the policies and procedures that govern public hearings. Secretary Lollie noted that there was no new correspondence related to the application.

Acting and Vice Chairman Grimes presented the application on behalf of the Commission. He indicated that after the passage of State legislation for medical marijuana, the Commission put a moratorium on facilities in Brookfield because the Department of Public Health has not provided regulations that would back up any town regulations in the review of any potential applications.

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

**Vice Chairman Grimes moved to close the Public Hearing re: Medical Marijuana Moratorium #201300956. Secretary Lollie seconded the motion, and it carried unanimously.**

**Vice Chairman Grimes moved to continue the Medical Marijuana Moratorium for one year, until July 16, 2016. Secretary Lollie seconded the motion, and it carried unanimously.**

b) Proposed Moratorium on Residential Development in the Town Center District #201500518: Section 242-505

Chairman Blessey advised that the same introduction as the last public hearing would be utilized for this one, and there were no objections. Secretary Lollie read the legal notice, which was published in the Pennysaver on June 25, 2015 and July 2, 2015.

Secretary Lollie noted the following correspondence: 1) a memo from WCCOG to the Nina Mack dated June 29, 2015, noting no intermunicipal impact; and 2) a memo to the Zoning Commission from D. Eng, dated July 6, 2015, regarding the Planning Commission's response, requesting justification and rationale for the proposed moratorium, consideration of positive and negative ramifications of the application related to the Town Center plans, and consideration of shortening the moratorium to three months.

Secretary Lollie noted that the application resulted from the large amount of residential development in the Four Corners area, without the commercial development that was hoped for.

Chairman Blessey reviewed the development of the incentive housing zone, noting that when implemented by the State, allows towns to have greater control in the design, location, and median income requirements for developments than was permitted with affordable housing developments. Because of this, the Zoning Commission designated a large part of the Town Center District as an incentive housing zone. He noted that the Commission was also trying to develop a pedestrian-friendly downtown district. Chairman Blessey explained that due to economic conditions, one- and two-bedroom apartments, at this time, are the most marketable for developers.

Chairman Blessey further discussed that a study was done to determine the direction of development based on the opinions of Brookfield residents. The design guidelines for the Incentive Housing District were also based on the survey and study results.

Chairman Blessey explained that after approval, developers seeking funding encountered federal and state regulations that superseded the municipal requirements and changed density and income requirements. He discussed that the moratorium being proposed is to allow time to determine the course of further residential development. Chairman Blessey noted the amount of time that went into the development guidelines for a mixed-use development. He pointed out the concern that a moratorium may send the wrong message to commercial developers.

Vice Chairman Grimes added that the area from Silvermine Road to the New Milford border is a "patchwork quilt" of zones due to the existence of pre-existing, non-conforming properties. He emphasized that decisions on applications are determined not by the individual desires of Commissioners, but rather, whether the particular application meets, or does not meet, the zoning regulations in place at the time of the review.

*Todd Poole, of Forward Planning, was present.* He advised his company performed a market feasibility study, and subsequently, a housing market study that was completed in the summer of 2014. It determined that: 1) Brookfield is an affluent community; 2) its residents are getting older; 3) it is "a settled community" (not expecting an influx of young families); 4) the median income is over \$100,000; 5) there is need to provide economical housing for service workers (teachers, civil servants, retail); 6) labor and industry trends in the area point to growth in health care and hospitality, which are lower and middle-wage occupations; 7) there is a demand for rental housing.

Mr. Poole explained that Brookfield has a high ratio of owner-occupied residences. He noted that the study looked at whether multi-family residences next to single-family homes have a detrimental effect on property values, and it was determined that they do not when they are well-maintained. Mr. Poole indicated that the study also involved interviewing larger employers in the area, and it was determined that there is a demand for quality, rental housing in the area. He reiterated that the population of Brookfield is not growing significantly, which will lead to a trend of downsizing and then "backsizing" those homes by other local residents. He added that, per the report, and consistent with national and state averages, the fastest growing households are "non-family" households of 1-2 people. He reviewed the definitions of "family" and "non-family" households. Mr. Poole cited declining fertility rates, delaying marriage, and the size of the millennial/baby boomer populations as the factors behind this trend. He discussed a supply/demand analysis of household changes, population growth, physical obsolescence and the natural vacancy rate.

Mr. Poole stated that the study identified that Town could support 1,200 units of housing (approximately 50% single-family detached, 50% multi-family) and the factors behind that determination (demand, stricter mortgage qualifications, desire to own or rent). He noted that it would not be beneficial to develop single-family homes because they would compete with existing houses on the market. Additionally, the 1,200-unit number covers a period of thirteen years and includes 1-, 2-, and 3-bedroom housing.

Mr. Poole then discussed the "fiscal consequence" of the 1,200 units, and advised that emergency and school personnel were consulted. It was determined that there was "more than sufficient capacity" in the school system to handle this over the thirteen-year period, as one- and two-bedroom units will not generate a great deal of school children that would cause an influx at any one level of education, either elementary, middle or high school. Mr. Poole also cited a declining school

population in a "mature community". He added that as the town loses family households, it will affect the businesses that support those families.

Mr. Poole indicated that incentive and affordable housing are State-enabled, and noted that the difference is: affordable housing is based on no more than 80% of the State's median income (\$86,400 - 80% = \$69,120 - figure provided by Selectman M. Flynn), and incentive is based on 80% of the area median income (\$113,900 - 80% = \$91,120 - figure provided by Selectman M. Flynn). Mr. Poole advised that the rents allowed under the incentive housing income figure are equivalent to the market rate rent for the town. He further noted that the incentive housing is more attractive to developers, and subsidies are required to make the affordable housing work for developers. Mr. Poole added that there is not enough "workforce housing" in Brookfield.

Commissioner Frankel inquired how many units have been approved since the completion of the study. There was discussion regarding how many units have been built. Mr. Poole pointed out that physical obsolescence must be considered. Vice Chairman Grimes inquired if age-restricted housing affects the number, and Mr. Poole indicated it was a consideration, and that the study determined that 10-15% of residents would like to leave their single-family homes but not leave town.

Chairman Blessey inquired of Selectman Flynn if, as an ex Officio member of the Commission, he had information to offer. Selectman Flynn thanked the Zoning Commission and Planning Commission for their work on the regulations. He referenced a recently approved development that was initially approved for 15 of 72 units as "incentive", but that when he visited the site, it was determined that all 72 units will be "incentivized or less", which he feels is a low market value for rents. He discussed the effect of pride of ownership versus renting, citing bank lending practices for condominiums. Selectman Flynn indicated he has concerns about the federal government actions, and whether or not commercial developers will come to an already-approved mixed-use development if a moratorium is imposed. Mr. Poole advised that his study reviewed the three types of retail (convenience, comparison and specialty). The study concluded that the development of convenience and specialty commercial businesses would be favorable.

Selectman Flynn indicated that with an income limit of \$47,000, teachers, fire personnel and similar professions would not be eligible for the Laurel Hill development. Chairman Blessey requested that he explain how that limit replaced the \$91,000 associated with incentive housing. Selectman Flynn discussed the 1986 Tax Reform Act and advised the change occurred when the developers obtained financing. Chairman Blessey reviewed how applications were approved and reiterated that the change occurred during the financing stage. Vice Chairman Grimes pointed out that the Commission has no control over how a developer obtains funding.

Commissioner Frankel stated that the infrastructure needed to support the developments that have been approved is not in place, and for that reason, she finds a moratorium favorable.

Vice Chairman Grimes read the text of the proposed change, and noted that questions and comments made by the public should be relevant to that language.

*The following members of the public had questions of clarification:*

*H. Lasser, 116 Tower Rd., was present.* He noted that similar development proposals were looked at thirty years ago, and inquired if Mr. Poole could perform a regressive analysis. Mr. Poole pointed out that at that time, the emphasis was on single-family housing development.

*H. Kurfels was present.* He pointed out that earlier studies revealed a demand for housing within a ten minute drive from Four Corners. He discussed how the market influences what is needed for the area, and inquired how a finite number can be put on how much housing is needed. Mr. Poole advised that the study determined that 1,200 units of housing could be absorbed in Brookfield over the next thirteen years.

*C. Delia, 85 Prange Rd., was present.* He inquired if the apartments were built to accommodate minimum wage workers. Mr. Poole advised he was not familiar with the financing for the Laurel Hill development, and discussed the use of low income housing tax credits by developers generally, noting that it could not be foreseen. Mr. Delia inquired if the crime rate would go up when the low income workers would move in. Mr. Poole advised that, as part of the study, police personnel were consulted, and that it was determined that there is "no material difference in service calls to multi-family complexes". Mr. Delia, a retired police officer, disagreed. He then inquired what incentives were given to the developers that allowed "them to trick you guys". Chairman Blessey reviewed that there were State grants available during the inception of the incentive housing program, and it was a better option than affordable housing, because it utilized a median area income. Mr. Delia inquired what zoning laws were changed to allow the apartments to come in. Chairman Blessey advised that no laws were changed; a zone was put in place. Selectman Flynn and Mr. Poole explained the State statute that governs affordable housing and reviewed the percentages for both affordable and incentive housing. Chairman Blessey clarified that the purpose of the proposed moratorium was not because the Commission feels development should be paused, but rather, to get the public's opinion on the subject.

*M. Zerbe, 3 Long Meadow Hill Rd., was present.* He inquired what the plan is to attract commercial development, and Vice Chairman Grimes indicated that the Planning Commission should be consulted. Mr. Zerbe advised that if there is no plan, then a moratorium would be favorable.

*P. Scalzo, 32 Tory Lane, was present.* He discussed retail requirements utilized to support a residential development on the west side of Danbury, and inquired how much retail should be expected for the residential development in Brookfield. He also inquired if, without the apartments, Brookfield will lose the younger demographic. Lastly, he asked if the Commission had control over the number of affordable housing units. Chairman Blessey advised that the Commission can set a minimum number, but cannot set a maximum. Mr. Poole read a part of his report, and noted the income

requirements and percentage of units for assisted housing, and set aside projects. With regard to Mr. Scalzo's second question, Mr. Poole explained that younger, college graduates are unable to purchase homes because of the job market and student debt load, which makes rentals attractive for that population.

Commissioner Frankel inquired of Mr. Poole if there was a calculation of affordable units that Brookfield has already, and if the 72 units would go towards Brookfield's number. Mr. Poole will provide that number to Commissioner Frankel.

*D. Matte, 2 Hop Brook Rd., was present.* He inquired if the moratorium would have a negative effect on commercial development, and Mr. Poole advised that it would.

*A. Ellis, 6 Inas Rd., was present.* He advised that he is the Assistant Fire Chief in Brookfield, and a firefighter in Bridgeport. He indicated that fire personnel were not consulted during Mr. Poole's study, and noted that 600 units would result in an increase in response calls. Mr. Poole advised that "multi-family units of a certain scale" and "with the exception of high-rise buildings" are not likely to result in an increase in calls, unless they are occupied by the elderly. Mr. Poole offered to revise his report to include fire personnel input, and requested a copy of service call/census breakdown.

*S. Dunn, 24 Lyndenwood Dr., was present.* He inquired if, at the time of the survey was done, and when the zone was created, it was known that the developers would change the housing to affordable. Chairman Blessey and Vice Chairman Grimes advised that they did not know, nor could they ask the applicants what type of funding they planned to use. Mr. Dunn inquired if the Zoning and Planning Commissions have any recourse to draft regulations to develop the Town Center they way that town residents desire. Chairman Blessey noted the possibilities of removing the incentive overlay zone in the Town Center District, or restricting it, and discussed the implications of resulting litigation and court decisions.

*S. Hathorn, 1 Flax Hill Rd., was present.* He inquired what other municipalities Brookfield was compared to when the study was done. Mr. Poole discussed a drive-time contour and the tri-county area. He noted there are too many variable to consider, and Vice Chairman Grimes pointed out it is difficult to compare Brookfield to neighboring towns, i.e., Bethel, due to topography characteristics, i.e., the lake. Mr. Hathorn inquired if Mr. Poole had done similar analysis for other communities, and if those towns followed the recommendations and what the outcome was. Mr. Poole discussed development projects in Waterbury, Philadelphia, Pennsylvania, and Ann Arbor, Michigan.

*H. Lasser* reiterated his question regarding the ability of Brookfield to absorb commercial development, and if it is consistent with zoning regulations. Chairman Blessey reviewed the evolution of proposed retail/residential ratios based on Mr. Poole's study, and public hearings. Mr. Poole advised that based on the study, it was identified that Four Corners could absorb up to 30,000 square feet. Selectman Flynn discussed a 20,000 square foot proposal that was approved, that is commercial/residential. Mr. Lasser inquired if the moratorium would occur until commercial development got closer, and Vice Chairman Grimes advised it is being proposed for 9 months. Commissioner Frankel stated that she is hopeful that the town will obtain funding for a professional planner. Chairman Blessey discussed how imposition of a moratorium might affect commercial developers coming to Brookfield.

*G. Dembowski, 28 Greenknoll Dr., was present.* He inquired if the Commission had any applications before it that it has not acted on, and Chairman Blessey advised that it did not.

*L. Slater, 12 White Pine Dr., was present.* He inquired if Forward Planning was paid a fixed amount for the work on the study. Vice Chairman Grimes indicated that the question was not within the purview of the Commission, and there was discussion regarding a STEAP grant and the role of the Board of Selectmen.

*J. Lucas, 3 Cherry Lane, was present.* He noted that at the June 25, 2015 meeting the Zoning Commission a zone change request was denied, and that there is an application on tonight's agenda for the same property. Chairman Blessey clarified that any application received to date is not covered by the proposed moratorium.

*Paul Scalzo was present.* He inquired if the residential development is necessary to obtain the commercial development. Mr. Poole advised that it is "critical" that residential development happens prior to commercial development.

*The following individuals spoke in favor of the application/moratorium:*

1) Dennis Dougherty, 134 Stillwater Circle; 2) Chris Delia, 85 Prange Rd.; 3) Steve Dunn, 24 Lyndenwood Dr.; 4) Rich Saluga, 32 Great Heron Lane, noting pedestrian access concerns and traffic; 5) S. Slater, 12 White Pine Dr., suggested six month moratorium; 6) S. Hathorn, 1 Flax Hill Rd., stating that there is enough of a population already to attract commercial developers, and the focus should be to attract millennials; Mr. Poole and Chairman Blessey explained that retail is part of mixed-use developments.

*The following individuals spoke in opposition to the application/moratorium:*

1) Hal Kurfels, 42 Obtuse Rd. North, noting that while other developments have been approved, only Laurel Hill (72 units) have been built, and reviewing other potential developments; the risk of investors going elsewhere; and encouraging the Commission to work closely with investors; 2) R. Arista, Laurel Hill Residences, noting the professional management at the buildings, the need for quality housing, qualification of entry-level professionals within the \$47,000 income limit; and the provision of jobs associated with construction. Vice Chairman Grimes requested that Mr. Arista provide the source for the salary information; 3) Paul Scalzo, 32 Tory Lane, discussing the need to compete with area towns for development, the need for a "fun factor" for residents to be able to live, work and play in the same area; and that a moratorium would send the wrong message to developers and delay development in the area; 4) G. Dembowski, 28 Green Knoll Dr., citing that it would deliver the wrong message to developers and noting that there is time to address concerns associated with certain applications; 5) G. Walker, 24 Lillinonah Dr., marketer for Brookfield Village, who shared a newspaper article entitled, "Brookfield Leads in Grand List Growth", and encouraged the Commission to keep the momentum of development going, and submitted a copy of "Brookfield Village - Brookfield Four Corners"; 6) Nancy Tolmoff, 31 High Ridge Rd.; who indicated



she would like to see the downtown development continue; 7) Bill Tinsley, First Selectman, who thanked the Commission for its work, discussed the vulnerability to affordable housing, noting that the Laurel Hill development was built to the Commission's standards and that a minimum wage worker could not afford to live there, reviewing the many projects that have been approved but not yet developed, noting the missing demographic of 25-45-year olds, providing an update on the roadways and sidewalks in the Town Center (Commissioner Frankel inquired if there is a date for beginning work and that date is not yet known.), and finally, pointing out that developers and project managers involved in the mixed-use project of Brookfield Village project are anxious about a moratorium; 8) Dave Matte, 2 Hop Brook Rd., encouraging development to move forward; 9) Tony Lucera, 60 Old New Milford Rd., who reviewed the progress at the Riverview development, and stated that the Town is not following the State incentive housing regulations, so it can set maximums. He suggested that the Commission verify this with the Town Attorney.

Chairman Blessey requested that Mr. Poole provide updated details regarding fire call data, and to ask Town Council if the Commission could set a cap on the number of units. Commissioner Frankel specified that there are approved uses and opportunities for commercial development in the Town Center District. Vice Chairman Grimes thanked the public for attending and commenting, and emphasized that "Brookfield is open for business". Chairman Blessey added that the regulations for the Town Center District have been reviewed extensively, and will continue to evolve. Vice Chairman Grimes pointed out that the Commission was disappointed about what occurred at the Laurel Hill development.

**Vice Chairman Grimes moved to recess the Public Hearing re: Proposed Moratorium on Residential Development in the Town Center District #201500518: Section 242-505, until July 23, 2015. Secretary Lollie seconded the motion. Commissioner Frankel clarified that the hearing would be kept open. Chairman Blessey agreed, and noted that the Commission has requested information from Mr. Poole, and will also consult Town Council. On July 23, 2015, that information will be presented, there will be an opportunity for clarification questions, and for interested parties to speak in favor or in opposition to the application. Motion carried unanimously.**

**Vice Chairman Grimes moved to go to Agenda Item 5. Commissioner Cordisco seconded the motion, and it carried unanimously.**

*A recess was taken from 10:19 p.m. to 10:26 p.m.*

#### **5) Old Business:**

[no item]

- a) 131 Tower Rd #201400996 (DiGrazia Vineyards): Discussion of outdoor music  
Chairman Blessey acknowledged receipt of Attorney Hunt's letter regarding music at vineyards in Connecticut on July 4. He reiterated that the Commission is seeking data on where live music is listed as an approved "accessory use" to a vineyard, in any zoning regulation, in Connecticut.

*Dr. P. DiGrazia, Attorney Peter Hunt and M. Langford, were present.* Commissioner Frankel inquired regarding the acreage at the site, and Dr. DiGrazia advised her it is six acres.

Chairman Blessey reiterated the Commission's question above. Attorney Hunt indicated he understood the question to be where live music was being utilized. Vice Chairman Grimes indicated that Attorney Beecher also made it clear what the Commission was looking for. Attorney Hunt stated that the playing of music is "customary and incidental", and therefore an accessory use in a residential zone.

Vice Chairman Grimes and Commissioner Frankel read from Attorney Beecher's email dated July 8, 2015, which outlines the Commission's options. Commissioner Cordisco pointed out that the Police Department has the ability to regulate decibels with a meter, and reviewed the distance of the complainant's home. Vice Chairman Grimes stated that he does not believe that the requirement outlined by Attorney Beecher has been met by Dr. DiGrazia. Chairman Blessey suggested that an application for a regulation change, to list music as an accessory use, be completed. Attorney Hunt stated there was an issue with the amount of property that prevented him from doing that. Commissioner Frankel inquired what hours the music is played, and Mr. Langford advised it is on Sundays, from 1-4 p.m.

Vice Chairman Grimes reiterated that the best way to handle the issue is for the property owner to file for a regulation change. Secretary Lollie noted that private events have been allowed there since 2008. Vice Chairman Grimes pointed out the difficulty differentiating between private and public events.

There was additional discussion regarding the intent to have music, the size of the property, and how many tables are at the site (8).

**Commissioner Frankel moved, that based on four months of testimony, back and forth opinions, that she feels, at this juncture, that the music that DiGrazia Vineyards has on Sundays, from 1 - 4 p.m., for 8 tables, is a pre-existing, accessory use to the vineyard. Commissioner Cordisco seconded the motion, and it carried, 4-1, with Vice Chairman Grimes opposing.**

- b) Accessory Apartments: Discussion  
Commissioner Frankel advised that she has not reviewed this matter. It will be continued.

**Chairman Blessey moved to go to Agenda Item 8.a. Vice Chairman Grimes seconded the motion, and it carried unanimously.**

## 6) New Business:

[no item]

- a) 270 Federal Rd (Advance Auto Parts) #201500600: Illuminated 71 sq. ft. building sign  
*P. Huyge, 6001 Nims' Parkway, South Bend, Indiana, was present.* He advised that a variance request by the applicant was granted by the Zoning Board of Appeals this past Monday night. The application is for a 71 square foot illuminated sign. He reviewed the handouts that related to the LED lights and wattage. Acting and Vice Chairman Grimes inquired if there was a copy of the variance in the file. It was determined that the wattage is within the requirements. It was noted that the Minutes of the ZBA are completed, just not yet in the file. Commissioner Frankel pointed out that the variance has to be recorded and the appeal period of fifteen days must pass.

**Chairman Blessey arrived at 7:07 p.m. during this discussion, and did not vote on this item. Commissioner D'Entremont was the Voting Alternate.**

**Commissioner Cordisco moved to approve 270 Federal Rd., #201500600: Illuminated 71 sq. ft. building sign for Advanced Auto Parts, pending no appeal to the ZBA approval. Secretary Lollie seconded the motion. Commissioner Frankel noted that the variance must be recorded with the Land Records. Motion carried unanimously.**

- b) 33 Federal Rd (Town Fair Tire) #201500601: Site Plan Modification to change building color and add a 35 sq. ft. gable peak over existing sign (dec date 9/12/15)  
*J. Wypychowski, East Haven, CT, was present.* He advised that the color of the building will be changed to terra cotta, white and charcoal. The elevations were reviewed. There will not be a new sign.

**Vice Chairman Grimes moved to approve 33 Federal Rd., #201500601: Site Plan Modification to change building color and add a 35-sq. ft. gable peak over existing sign. Commissioner D'Entremont seconded the motion, and it carried unanimously.**

*At 7:10 p.m., Alternate Commissioner D'Entremont was no longer a Voting Member.*

- c) 10 Huckleberry Hill Rd (YMCA) #201500602: Site Plan Modification for a deck with benches for day camp recreation and group gatherings  
*Alternate Commissioner D'Entremont was a Voting Member for this item. Chairman Blessey did not vote on this item.*

*S. Turner, YMCA, was present.* He advised that the applicant is looking to move a previously approved deck to a different location. Upon inquiry from Commissioner Frankel, Mr. Turner pointed out the new locations.

**Commissioner Cordisco moved to approve 10 Huckleberry Hill Rd., #201500602, Site Plan Modification for a deck with benches for day camp recreation and group gatherings. Secretary Lollie seconded the motion, and it carried unanimously.**

- d) 32 Candlewood Shores Rd #201400815: Final bond release of \$950.00  
ZEO Dew advised that the site is satisfactory.

**Vice Chairman Grimes moved to recommend to the Board of Selectmen the release of the final bond in the amount of \$950.00 for 32 Candlewood Shores Rd., #201400815. Secretary Lollie seconded the motion, and it carried unanimously.**

- e) 854-874 Federal Rd (The Enclave at Brookfield Center) #201500608: Design Review for an affordable housing project (earliest PH date can be scheduled for 8/13/15)  
**Vice Chairman Grimes moved to schedule a Public Hearing for Design Review for #201500608, 854-874 Federal Road, for August 13, 2015, at 7:30 p.m. Mr. Butow, a member of the public, had a question about the application, and was advised that he must return during the public hearing on 8/13/15. Secretary Lollie seconded the motion.**  
**Commissioner Frankel noted that the applicant requested to be exempt from the Architectural Review Board, and she was opposed to this. She also requested that Architect C. Nehring perform the third-party review for this application. There was discussion regarding at whose expense this would be. Commissioner Frankel advised that L. Overland usually does the review; she is requesting that Mr. Nehring do it. There was additional discussion, and the Commission indicated that a full design review would be required. Commissioner Frankel indicated she is just requesting that Mr. Nehring perform the review. ZEO Dew noted that he has reviewed plans in the past. Vice Chairman Grimes noted the Commission can request this. The Commission agreed not to waive the requirement of Architectural Board Review. Motion carried unanimously.**

**Vice Chairman Grimes moved to go to Agenda Item 5.b.**

## 7) Tabled Items:

None.

## 8) Informal Discussion:

[no item]

- a) Site Plans, Special Permits and A-2 Surveys: Discussion  
There was discussion regarding whether or not a survey should be required, and the expense associated with such a requirement. Commissioner Frankel stated that most neighboring towns require surveys, and that GIS maps are only

utilized for the Assessor's purposes. Commissioners Cordisco and D'Entremont stated they felt the GIS mapping was accurate. Secretary Lollie disagreed, but indicated that a ZEO could verify property lines from a GIS map. He noted that if there is a question, then the applicant would be advised to hire a surveyor. No motions.

*A recess was taken from 7:25 p.m. to 7:30 p.m.*

**9) Comments of Commissioners:**

None.

**10)Adjourn:**

**Commissioner Frankel moved to adjourn the meeting at 10:50 p.m. Vice Chairman Grimes seconded the motion, and it carried unanimously.**