

Zoning Regulation Rewrite Ad Hoc Committee

9am Tuesday, January 31, 2017

Brookfield Town Hall – Room 209

Betsy Paynter convened meeting at 9am.

Present: R.Blessey, C. Timmerman, A. Dew, S. Dunn, F. Lollie, B. Paynter. 9:15am, G. Dembowski joined to discuss the Town Center District signage.

The below points were discussed as consideration in the zoning regulation rewrite with other items earmarked in Zoning regulation binder. The binder can be found in the Land Use department for review.

- Consider sliding scale for R-40 zone re: coverage, flex setbacks, reduce # of variances. Regulations go from R7 to 1 acre, there's nothing in between.
- R-7 more restrictions, especially height of building. Avoid large tower of buildings/ lake views
- Sheds less than 200 sq ft, consider set back change
- Different types of restaurants, cafes, grab & go – parking criteria
- Chickens & Roosters – no roosters/ noise ordinance, subject to domestic pet regulations, no free range, possible restriction in R-7
- Drive thrus allowed in TCD for commercial space, 2500 sq ft or less – attract business
- Lighting – canopy lighting, down lighting, no spray lighting, consider brightness?
- Commercial TCD Signage – New England “look & feel” no neon, uniform look, monument signs, Businesses need visibility. Regulate height & distance from the road
- Creation of Municipal parking lot
- Shared parking in TCD – connected parking lots, Welcome sign to the Brookfield Four Corners
- Definition for Cabaret?
- Banners in TCD, look at regulation
- Lower Federal Road – shopping center design, curb commercial parking lot lighting, consider connected parking
- Outdoor music for commercial operations
- Rock processing on site for development

Meeting was adjourn at 10:10am.