

ZONING REGULATION REWRITE AD HOC COMMITTEE

Minutes – 9AM Tuesday, 3/7/17
Brookfield Town Hall – Room 209

PRESENT: B. Paynter, A. Dew, C. Timmerman, F. Lollie, J. Van Hise, N. Mack and S. Dunn joined for part of the meeting to discuss Northern Federal Road.

ALSO PRESENT: R. Augur and T. Baird of Milone & MacBroom

The meeting was called to order at 9:00 am by B. Paynter

The below points were discussed as consideration in the Zoning Regulation Rewrite:

1. There was discussion about making the Zoning Regulations easy to use, especially make the language understandable for the non-technical people.
 - Clean up “Purpose Statements”
 - Criteria for Application Review
 - Re-organize Table of Contents and Index
 - Include more tables and diagrams so information is shown graphically
2. Problematic Standards & Regulations:
 - Discussion on shared parking. C. Timmerman mentioned variances are often given due to this regulation
 - Up-Zones – discussion about creating an R-20 Zone to help with non-conforming, R-7 is a big jump to R-40
 - Height – including measurement of the height and how it will be written in the Regulations. Especially in the R-7 Zone.
 - RV’s & commercial vehicles and screening of these vehicles in residential zones. Designated driveways were discussed.
 - Signage – banners and A-frame signs. There was discussion on the look the Town visions for the Town Center District and Commercial corridor along Federal Rd.
 - Multi-family development and caps.
 - Defining lot coverage
 - Categories for different types of restaurants
 - Outdoor wood furnaces
 - ADA accommodations
 - Separation of buildings on a property
3. Permitting and Decision making process:
 - Site Plans vs Special Permits. What is classified as a site plan and what is a special permit.
 - Give staff ability to provide Zoning decisions without going back to Commissions for minor revisions. Clear Zoning Regulations will provide for this ability. Simplify Brookfield’s development process will help with economic development opportunity.
4. Architecture and Design:
 - Future expansion of the Town Center and how the all Federal Road will look.
 - New England style development.
5. Economic Development and putting the Town’s intent in the Regulations.
 - Creating Commercial Business Zone vs Industrial Zone. Help market Brookfield
6. Sustainability:
 - Aquifer Protection District – discussion of Meadowbrook and DEEP regulations
 - Watershed Protection District
 - Storm-water Management Plans
 - Different levels of impervious surfaces
7. Single Family Conversions –
 - Occupancy of apartments.

Meeting Adjourned 10:30am.