

ZONING REGULATION REWRITE AD HOC COMMITTEE

Minutes – 9AM Tuesday, 4/4/17 Brookfield Town Hall – Room 209

PRESENT: B. Paynter, A. Dew, C. Timmerman, F. Lollie, J. Van Hise, G. Dembowski, S. Dunn and N. Mack
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. The focus of this meeting was the structure of the Regulations.
 - Better Introduction Statement
 - Work on terminology – define shall, may etc.
 - Incorporation of more diagrams and texts.
 - Discussion of the Table of Contents and how to format
2. Districts
 - Residential Districts and use of tables for the uses
 - Creation of new Residential Zones
 - Section on Accessory uses.
 - Industrial Districts and maybe another chapter on Commercial Districts.
 - Will work on Definitions after the Districts are taken care of.
 - Special Districts – unique such as Town Center
 - Update standards for today’s technology in relation to Water Protection District. and Aquifer District.
 - Every district chapter will have the same basic format.
 - Might change the R-RHOW Zone since it only pertains to the 777 Federal Rd property.
 - IHZ Zone can be changed since it’s not accredited by the state.
 - There was discussion of the moratorium for 8-30g.
 - Beefing up of the Historic District section to make sure applicants get the consent needed when filing.
3. General Standards
 - Many chapters are getting mixed together.
 - Work on parking requirements / traffic / landscaping
 - Update outdoor lighting
 - Clean up and define standards better
 - Performance Standards
 - Miscellaneous section to be cleaned up
 - A lot of extra work to be done on signage regulations. All the district regulations for signage will be kept in one section.
4. Miscellaneous Provisions
 - Special Uses
 - Marijuana dispensaries
 - Wind turbines
 - Discussion of walking trail along the river
 - Livestock
5. Procedures
 - Clear up the approval process
 - Pre-development – more encouragement of to use this. Define what this meeting consists of.
 - Mr. Dembowski said to mention departments involved in the approval process before it comes to Zoning. Discussion of a guide or flowchart – including a timeline.
6. Levels of Review:
 - 3-tier system review
 - i. Zoning Application (Site Plan) – staff reviewed
 - ii. Site Plan – Zoning Commission checks for compliance

- iii. Special Permit – Design Review requiring a Public Hearing
 - Mentioned that Bethel lays this all out nicely which lessens the burden of the administrators and simplifies the process.
 - Compare applications and fee schedules of other towns.
 - Provide a simplified permitting procedure guide
7. Zone Maps:
- Presentation of different Zoning maps . Only change districts where it makes sense to.
 - Make clusters of homes more conforming to existing lot size.
 - Possible creation of an R-20 and R-30 Zones.
 - Permitted Uses in IL80 SE and IR80 N
 - Industrial Areas
 - Discussion of a Gateway Zone to Town Center
8. Fees:
- Fees charged for the different permitting process in other towns compared to Brookfield

Meeting Adjourned 10:30am.

Respectfully Submitted by,

Nina Mack