

PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN

P.O. BOX 356
CONNECTICUT 06234

RECEIVED
TOWN CLERK'S OFFICE
2011 JAN -3 A 8:21

**Regular Meeting Agenda
Wednesday, January 5, 2011
Clifford B. Green Meeting Center
69 South Main Street
7:00 p.m.**

RECORDED VOL. PAGE
Liona A. Mainville
TOWN CLERK BROOKLYN CT

- I. Call to Order
 - II. Roll Call
 - III. Seating of Alternates
 - IV. Adoption of Minutes:
 1. Special Meeting Minutes November 26, 2010.
 2. Regular Meeting Minutes December 1, 2010.
 - V. Public Commentary
 - VI. Reading of Legal Notice:
 - VII. Public Hearings:
 - VIII. Continued Public Hearings:
 1. SPG10-001 Rawson Materials/River Junction Estates, LLC, Rukstela Road, Map 30, Lots 15, 16, 17, 18 and 12A Gravel Removal and Relocate Soil Screener; Rock Crusher; Refueling Pad, Access Way; Temporary Bridge Crossing (if required). (continued from November 3, 2010 and December 1, 2010).
 2. SP10-009 MDP Development, Tiffany Street, Map 47/46, Lot 46, 26A and 81, MMUDD Zone and R-30 Zone, 27.9 acres, Proposed 110-unit active adult community in existing mill complex and 11 new multi-family units similar in appearance to nearby existing structure. (Continued from November 18, 2010 and December 1, 2010).
 - IX. New Public Hearings:
 1. 6A Adaptive Reuse of an Agricultural Building.
 2. Conservation Subdivision Regulations.
 3. 5A-Conservation Subdivision Regulations.
 4. Gravel Regulations.
- Public Hearing Section Closes

Meeting Business Proceeds

X. Unfinished Business:

1. SPG10-001 Rawson Materials/River Junction Estates, LLC, Rukstela Road, Map 30, Lots 15, 16, 17, 18 and 12A Gravel Removal and Relocate Soil Screener; Rock Crusher; Refueling Pad, Access Way; Temporary Bridge Crossing (if required).
2. SP10-009 MDP Development, Tiffany Street, Map 47/46, Lot 46, 26A and 81, MMUDD Zone and R-30 Zone, 27.9 acres, Proposed 110-unit active adult community in existing mill complex and 11 new multi-family units similar in appearance to nearby existing structure. (Continued from November 18, 2010 and December 1, 2010).
3. 6A Adaptive Reuse of an Agricultural Building.
4. Conservation Subdivision Regulations.
5. 5A-Conservation Subdivision Regulations.
6. Gravel Regulations.

XI. New Applications:

- a. Subdivisions:
 1. SD10-004 James Paquin, Tatnic Hill Road, Map 15, Lot 9-1, RA Zone, 1-Lot Subdivision.
- b. Site Plan Review: None.
- c. Zone Regulation Change: None.
- d. Special Permit: None.

XII. Other Business:

1. Modification of SP10-006, Courtesy Ford, 455 Providence Road, Map 41, Lot 114, PC Zone, Automobile Sales display area expansion and storm drainage improvements.
2. Bylaws Revision.
3. Town of Brooklyn Code 13-4 Permit required to locate private driveways into Town Roads.

XIII. Planning Priorities

XIV. Reports of Officers and Committees:

1. Zoning Enforcement Officer's Report.
2. Plan of Conservation and Development.
3. Village Center District.

4. Regulations Subcommittee.
5. Budget.
6. Chairman's Report.

XVI. Adjourn

Persons with issues/ideas/concerns regarding the commission's jurisdiction or other matters germane to the planning and zoning commissions may request that such items be placed on an upcoming agenda. Any item currently under consideration by the commission is not subject to such discussion. Please contact the town planner for details.

Carlene Kelleher/ace
Carlene Kelleher, Chairman