

**PLANNING AND ZONING COMMISSION**  
**TOWN OF BROOKLYN**  
CONNECTICUT 06234

**Regular Meeting Agenda**  
**Wednesday, August 4, 2010**  
**Clifford B. Green Meeting Center**  
**69 South Main Street**  
**7:00 p.m.**

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Sonia A. Marinova  
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- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Adoption of Minutes:
  - 1. Regular Meeting Minutes July 7, 2010.
- V. Reading of Legal Notice:
- VI. Public Hearings
- VII. Continued Public Hearings:
  - 1. SP10-003 Howard and Mary Knust, 60 Pomfret Road, Map 25, Lot 57, VCD Zone, Septic repair, Garage Reconstruction, Installation of a Pool, Conservatory, Front Deck, Sunroom, Wind Turbine and Landscaping, continued from June 3, 2010 and July 7, 2010.
- VIII. New Public Hearings:
  - 1. SP10-004 Brooklyn Country Club, 170 South Street, Map 40, Lot 11, RA/R-30 Zone, change in use driving range area to miniature golf.

Public Hearing Section Closes

Meeting Business Proceeds

- IX. Unfinished Business:
  - 1. SP10-003 Howard and Mary Knust, 60 Pomfret Road, Map 25, Lot 57, VCD Zone, Septic repair, Garage Reconstruction, Installation of a Pool, Conservatory, Front Deck, Sunroom, Wind Turbine and Landscaping, continued from June 3, 2010 and July 7, 2010.
  - 2. SP10-004 Brooklyn Country Club, 170 South Street, Map 40, Lot 11, RA/R-30 Zone, change in use driving range area to miniature golf.

3. MMUDD Regulations (Mill Mixed Use Development District).

4. SD10-002 Paul and Celia Cristofori, South Street, Map 41, Lot 129, RA Zone, 4-lot subdivision continued from July 7, 2010.

X. New Applications:

a. Subdivisions:

1. SD10-003 549 Wolf Den Rd, Hillandale Family Partnership, LLC, Map 18, Lot 19B, RA Zone, 1-Lot Re-subdivision.

b. Site Plan Review: None.

c. Zone Regulation Change: None.

d. Special Permit:

1. SP10-006 Courtesy Ford, 455 Providence Road, Map 41, Lot 114, PC Zone, Automobile sales display area expansion and storm drainage improvements.

2. SP10-007 Federated Church of Christ, 17 Hartford Road, Map 24, Lot 103, VCD Zone, Operation of a Thrift Shop two days per week.

XI. Other Business:

1. Paul Archer, preliminary discussion of conservation subdivision for Jeff Weaver, Tatnic Road.

2. Village Center District.

3. Special Permit Application Checklist.

XII. Planning Priorities

XIII. Public Commentary:

XIV. Reports of Officers and Committees:

1. Zoning Enforcement Officer's Report.

2. Plan of Conservation and Development.

3. Budget.

4. Chairman's Report.

XV. 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