

**PLANNING AND ZONING COMMISSION**

**TOWN OF BROOKLYN**

CONNECTICUT 06234

**Regular Meeting Agenda  
Wednesday, October 6, 2010  
Clifford B. Green Meeting Center  
69 South Main Street  
7:00 p.m.**

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*Lena A. Mainville*  
TOWN CLERK, BROOKLYN, CT

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Adoption of Minutes:
  - 1. Regular Meeting Minutes September 1, 2010.
  - 2. Special Meeting Minutes September 21, 2010.

V. Reading of Legal Notice: None

VI. Public Hearings: None.

VII. Continued Public Hearings: None.

VIII. New Public Hearings: None.

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. (Public Hearing Closed September 1, 2010)

2. HB10-001 Evan Sigfridson, 90 Fitzgerald Rd, Map 7, Lot 11, RA Zone; Home Business Permit-Law Practice.

X. New Applications:

a. Subdivisions: None

b. Site Plan Review: None.

c. Zone Regulation Change: None.

d. Special Permit:

1. SP10-008 James and Suzanne Combs, 112 Fairgrounds Road, Map 24, Lot 61-3, VCD Zone, Construction of a Garage 28 x 52.

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 structures.

XI. Other Business:

1. Acceptance of Juniper Way Phase I.
2. Discussion of modifying residency requirements for the current 55+ Residential Community at Brooklyn Commons.
3. Discussion of placement of public commentary on agenda.
4. Discussion of Special Events Regulations.
5. Vendor Permits.
6. 6A Adaptive Reuse of an Agricultural Building.
7. Conservation Subdivision.

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. Village Center District.
4. Budget.
5. 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, Chairman