

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**Regular Meeting Agenda  
Wednesday, September 7, 2016  
Clifford B. Green Meeting Center  
69 South Main Street  
6:30 p.m.**

- I. Call to Order:**
- II. Roll Call:**
- III. Seating of Alternates:**

- IV. Adoption of Minutes:**
  - 1. Regular Meeting Minutes August 3, 2016.
  - 2. Special Meeting Minutes August 16, 2016.

- V. Public Commentary**

- VI. Unfinished Business:**

- a. Reading of Legal Notice**

- b. New Public Hearings:**

- 1. **ZRC 16-002**: Planning & Zoning Commission; Request to amend Articles 3 and 15, Sections 3.5.3.4 and 15.5.4.1; A proposal to modify the Zoning Regulations to ensure that the 300-foot separating distance for access ways to interior lots does not impact adjacent properties.
    - 2. **ZC 16-002**: BLB, LLC; Map 33, Lot 19, 13.5± acres on the south side of School Street; Request Zoning Map change from RA Zone to R-30 Zone.

- c. Continued Applications:**

- 1. **ZRC 16-002**: Brooklyn Planning & Zoning Commission; Request to amend Articles 3 and 15, Sections 3.5.3.4 and 15.5.4.1; A proposal to modify the Zoning Regulations to ensure that the 300-foot separating distance for access ways to interior lots does not impact adjacent properties.
    - 2. **ZC 16-002**: BLB, LLC; Map 33, Lot 19, 13.5+ acres on the south side of School Street; Request Zoning Map change from RA Zone to R-30 Zone.

- VII. New Business:**

- a. Applications:**

- 1. **SD 16-001**: A. Kausch & Sons; Map 46, Lot 37, 6.44 acres on the east side of South Street; 6-Lot Subdivision in R-30 Zone.
    - 2. **SP 15-005**: Toudis, LLC; 445 Providence Road; Modification of application (originally approved 9/2/15, rev. 8/16/16) to construct a 2,710 sq. ft. fast food

restaurant & a 4,552 sq. ft. flexible space to be used for retail, personal services, and/or other professional, business, or administrative offices in PC Zone.

3. **SPR 16-005**: Brooklyn Center Complex, LLC; 71 Vina Lane; Proposal to locate Craftsperson and Business Office with accessory storage in existing structure in Village Center District.
4. **MI 16-001**: Referral from Board of Selectmen under CGS 8-24 to transfer 0.72 acres (proposed Grandview Terrace Extension) from Town of Brooklyn back to original owner.

**b. Other New Business:**

**VIII. Reports of Officers and Committees:**

1. Budget.
2. Correspondence.
3. Chairman's Report.

**IX. Public Commentary**

**X. Adjourn**

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Michelle Sigfridson, Vice Chairman