

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Wednesday, June 1, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- 1) **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC ***Tabled to June 21, 2022***
- 2) **ZRC 22-004:** Request to add Zoning Regulation Sec 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center. Applicant A. Kausch and Sons.

Copies of these proposals will be available for review on the Town of Brooklyn website, at the Land Use office and the Town Clerk's Office.

All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234

Please publish 5/25/22

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 4/20/22 Check # 4653 Application #ZRC 22-004

Application Fee: \$250 _____ State Fee: \$60 _____ Publication Fee: \$600 _____

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant A. KAUSCIT & SONS LLC Phone 860-230-7928

Mailing Address 15 BEACH VIEW RD EXT, VOLUNTOON, CT 06384

REQUEST TO AMEND ARTICLE(S) SEE ATTACHED SECTION(S) _____

If more than one Article is requested please attach separate sheet for each one

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED SHEET

REASON FOR REQUEST:

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

Request to add Sec. 4.A.2.3.13

A proposal to add self-storage facilities as a Special Permit use in the Village Center Zone in accordance with Sec. 6.R.

Request to add Sec. 6.R – Self-Storage Facilities

6.R.1 Purpose

The intent of this regulation is to allow the adaptive reuse of existing buildings in the Village Center that have been identified as having no significant historical value.

6.R.2 Standards

Notwithstanding any other Section of these Regulations, self-storage facilities may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and the following provisions:

- 1) The building was in existence on April 15, 2022.
- 2) The building is identified in the 1982 National Historic Register Brooklyn Green Historic District Study as a non-contributing structure.
- 3) The property is a corner lot with at least one frontage being a state route.