

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**Special Meeting
Tuesday, September 19, 2017
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

I. Call to Order – Chair, Michelle Sigfridson called the meeting to order at 6:53 p.m.

II. Roll Call – Michelle Sigfridson; Carlene Kelleher; A. Kerouac; J. D’Agostino; Richard Ives, Ex Officio Member of the P&Z Commission.

Jeryl Mohn was absent with notice. Craig Dunlop, David Fuss and Alan Carpenter were absent.

Staff Present – Jana Roberson, Director of Community Development

III. Seating of Alternates

Motion was made by C. Kelleher to seat J. D’Agostino as a voting Member. Second by A. Kerouac. Motion carried unanimously (3-0-0).

IV. Public Commentary – None.

V. New Business- None.

VI. Unfinished Business:

a. Review of Quinebaug Solar Project draft comments

The Commission discussed the draft letter to the Connecticut Siting Council. J. Roberson submitted a revised section regarding stone walls. Other minor changes were discussed. There was consensus among the Commission Members to submit the letter as amended. R. Ives suggested that a copy be sent to the operator.

J. Roberson will contact the CSC regarding oversight of the project.

b. Discussion of Zoning Regulation Rewrite: Planned Development District, Scenic Corridor Overlay Zone, Parking, etc.

The Commission reviewed the revised drafts for the Planned Development Zone, the Scenic Corridor Overlay Zone, and Parking and Loading (all dated September 13, 2017).

5.G. PLANNED DEVELOPMENT ZONE

There was discussion regarding Section 5.G.2. - Eligible Areas. No changes.

5.G. SPECIAL ZONES

A Design Manual entitled, “Scenic Corridor Overlay Districts” (Greensboro, NC Planning Department) was included in the packets to the Commission Members.

There was discussion regarding what type of permit for single-family homes. The Commission will wait until more Members are present to make a decision.

There was discussion regarding 5.A.4 Permitted/Prohibited Uses

Topics discussed as additional uses not already allowed (Add to Section 5.A.4.1):

- Farmers’ Co-Op/Stand-Alone Farm Stands
- Farm Breweries/Wineries/Cider
- Bed & Breakfast

There was discussion regarding Limited Business Enterprise. J. Roberson will add this, but not under Section 5.A.4.1.

There was discussion regarding parking/tailgating. J. Roberson will add language for a design preference for location of parking in Section 5.A.5. – Provisions.

There was discussion regarding Section 5.A.5.13. and it was decided to delete it.

There was discussion regarding reverse frontage. This will be discussed at a later time under subdivisions.

There was discussion regarding Section 5.A.5.9. J. Roberson will add a reference to it.

There was discussion regarding Section 5.A.5.11. J. Roberson will modify the language.

J. Roberson will draft language regarding triggers to clarify what goes before the PZC. The PZC may decide that things of a certain scale may go to the ZEO.

7.B. PARKING AND LOADING

There was discussion regarding gross floor area. J. Roberson will modify the language: gross means gross and net means net.

There was discussion regarding parking area dimensions. 10’ x 20’ is the standard parking space size. No compact car parking standards. J. Roberson will measure some existing parking spaces. There was discussion regarding enforcement for parking issues. There was discussion regarding pervious/impervious surfaces. R. Ives mentioned that they will be looking at a new polymer paver.

R. Ives left at 8:15 p.m.

c. Discussion of State Plan of Conservation and Development

J. Roberson explained the difference between Option #1 and Option #2 as outlined in the Locational Guide Map Classifications & Criteria, under Priority Funding Areas. It was decided that the PZC will not provide feedback as their priority is Brooklyn.

d. Review of subdivision post-approval instructions

J. Roberson explained that was put on the Agenda for Martha Fraenkel. Ms. Fraenkel had originally written these subdivision post-approval instructions for the Town of Hampton and she feels that they would be helpful in Brooklyn also (copies were included in the packets to the Commission Members). It is standard procedure. There was discussion regarding additional

information (e.g. conditions) being put on the plans. J. Roberson had consulted with Peter Alter about this and he called it a scrivener's error (non-substantive changes).

VII. Public Commentary – None.

There was discussion regarding the vacancy in the PZC membership. C. Kelleher explained that Dale Thompson had resigned at the end of his term, so it is up to the Board of Selectmen to appoint a new Member.

There was discussion regarding talk that Brooklyn and the whole State of Connecticut are not business friendly. Since it is the PZC that approves new businesses, it was suggested that a representative of the PZC be included the picture that is taken when a new business opens.

VIII. Adjourn

Motion was made by J. D'Agostino to adjourn at 8:29 p.m. Second by A. Kerouac. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary