

**Planning & Zoning Commission
Regular Meeting Minutes
7pm Wednesday April 3, 2013
Clifford B. Green Meeting Center**

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In Attendance: Carlene Kelleher, Craig Dunlop, Deane Rettig, Michelle Sigfridson, Aaron Kerouack, David Fuss, Don Francis

Also in Attendance: Jim Larkin (NECCOG) and members of the public.

Excused: Henry Moses

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- I. **Call to Order:** Carlene Kelleher called the meeting to order at 7:07pm
- II. **Roll Call:** Roll call shows seven members present
- III. **Seating of Alternates:** none
- IV. **Adoption of Minutes:** Minutes from 3/6/13 accepted by David Fuss for discussion due to the fact that he was not present at the last meeting. Craig Dunlop seconds the adoption of minutes as presented. All in favor. Minutes accepted. Motion passed.
- V. **Public Commentary:** Hans Koehl voiced his concern of the commission relinquishing their right to enforce the Regulations in the town of Brooklyn to the First Selectman. He sincerely requested that Brooklyn follow surrounding towns in this area and suggested the ZEO be the person who reports to the P&Z Commission and not to the First Selectman. This topic will be placed on the agenda for the May meeting. David Fuss motioned to place on the agenda the discussion as to who the ZEO should be responsible to report to. Don Francis seconds this motion. All in favor. Motion passed. Lisa Arends brought to the attention of the commission that there was a clerical error in the previous month's minutes. The minutes read, a request was made to post the letter from Attorney Fitzgerald on the website, the request was for the Milone and Macbroom report. The correct report was posted on the website. David Fuss motioned to amend the minutes to correct this. Derek Wesolowski seconds this motion. All in favor. Lisa Arends reiterated the important role of the P&Z Commission is to enforce regulations for private residence and business alike.
- VI. **Unfinished Business:**
 - a. **Reading of Legal Notice:** Michelle Sigfridson reads the legal notice into the record.
 - b. **Continued Public Hearings:** none
 - c. **New Public Hearing:**
 1. SP13-002 The Learning Clinic, 464 Pomfret Road, Map 27, Lot 7, RA Zone, Construct an 18x24 Art Studio.
Change the date of Public Hearing from 4/3 to 5/1 as requested by Steve Goulter, Facilities Director of TLC Corporation, due to the changes in the site plan to correct errors in the plan. Changes in the site plan caused delays in abutter notification and the posting of the required placard at the site. David Fuss motioned to change the date of the public hearing as requested. Michelle Sigfridson seconds this motion. All in favor. Motion passed.
 - d. **Other Unfinished Business:**
 1. Discussion of establishing direction for commercial zones including incorporating Route 6 Guidelines, as appropriate, cap size, and economic factors. Jim Larkin distributed a Market Analysis Study of Alternative Uses for Route 6 corridor in the Town of Bethel for discussion.

Aaron Kerouack motioned to move item VII. **New Business**, section a. **Applications:** on the agenda, to be discussed before d. **Other Unfinished Business.** Craig Dunlop seconds this motion. All in favor. Item moved. Motion passed.

VII. New Business:

a. Applications:

1. SP13-003 Langevin Limited Partnership, 496 Allen Hill Road, Map 31, Lot 28C, RA Zone-Event Facility Permit-Hosting Events, Weddings, Parties, Fundraisers, Etc.

The Town of Brooklyn will send a courtesy notice to the Town of Killingly stating there is a Development Application abutting theirs, along with the date of the Public Hearing and if they have any concerns they may forward them to us.

David Fuss motioned to move application to a Public Hearing. Aaron Kerouak seconds this motion. All in favor. Motion passed.

b. Other New Business:

1. Resignation of Commission Member Thomas Dougherty. Resignation letter was included in the Commission Members packets. Carlene Kelleher will send an acknowledgment letter.

Craig Dunlop was asked to serve on the Gravel Committee. Derek Wesolowski also added as a member for that committee.

VI. Unfinished Business

d. Other Unfinished Business: (cont'd)

1. Discussion of establishing direction for commercial zones including incorporating Route 6 Guidelines, as appropriate, cap size, and economic factors.

David Fuss asked about the possibilities of connecting the interior parking lots from Wal-Mart to Ocean State Job Lot to consolidate traffic lights. Jim Larkin stated it is up to the State Commission to decide, this might be hard to accomplish, Jim discussed alternate options. Don Francis tends to believe that would not be a likely option because of wetlands and location of current parking lots. David Fuss discussed his future outlook for development for Rte 6. David Fuss would like to see the area developed to benefit the community. He thought maybe sidewalks, bicycle friendly environment. Maybe maintaining an easy access for those who might have the option to walk to work if the area was safer. Mixed use might not be the answer for Brooklyn. Aaron Kerouack discussed the fact that Brooklyn does not meet requirements for affordable housing. Jim Larkin reviewed his recollection of the affordable housing limits and rules, one of which is the density of proposed housing must be 2.5 times the current density in that proposed zone.

Planning & Zoning and EDC will meet after induction of new ZEO, to discuss Rte 6 guidelines. The Route 6 guidelines have been reviewed up to the landscaping section. Decision was made to present for discussion the Rte 6 guidelines at the next meeting in May.

2. Planning Priorities Update. Carlene Kelleher presented the 2013 Priorities List to the Commissioners for their review. Carlene Kelleher sent a letter and Tom Doherty followed up with a personal contact to the Historic Society. The Historic Society did tell Tom Doherty that they do not have enough people resources at this time to be able to take on the formation of the Historic District.

The Commission reviewed Gravel Bank regulations sec. 13.5.3 to be addressed after the Gravel Bank Sub Committee is formed.

3. Discussion of Proposed Zoning Regulation 19.4 Sale of Alcoholic Beverages. Still under legislative decision.

VIII. Reports of Officers and Committees:

1. Zoning Enforcement Officer's Report March 2013. Jim Larkin temporary enforcement officer. Jim reviewed appointed by Austin Tanner. Report included in packet. Jim Larkin is presently investigating three (3) complaints.
2. Wal-Mart Update. Included in the commission members packets. Jim Larkin will inspect the property on a weekly basis for erosion and sedimentation control per the Wetlands Commission request. First visit will be no later than 4/8/13.
3. Update on Land Use Officer Position. There were 20 applicants. The pool has been narrowed down to six (6) likely candidates. David Fuss asked if the position will be filled by someone who has a "feel" for the community.
4. Regulations Subcommittee. The subcommittee did meet. They are working on VCD regulations. The regulations piece is complete. The subcommittee has put together a Plan Design Standards. This is similar to Rte 6 guidelines. These will be regulatory standards that will be part of the regulations but in a separate document, with plan design features that will apply to the historic homes in the VCD rather than trying to apply the same standards to all the properties in the VCD. The subcommittee should have something for the commission within the next few months.
5. Route 169 Recommendations Follow-up Subcommittee. Michelle Sigfridson. Discussed the possibility of Architectural Review and whether that is something they will recommend.
6. Budget. Included in Commission Members packets.
7. Chairman's Report. Nothing to report at this time.

XI. Public Commentary:

Lisa Arends commented on the Planning discussion. The value of the Quinnebaug River Heritage Corridor, looking at it in an economic development planning perspective and that it is an asset for the Town of Brooklyn. When planning Brooklyn's future, possibly consider the river. Plan of Conservation and Development lists the Revenue winners for the Town. A Business Park may not be a good idea for Brooklyn. Lisa also requested the most current Milone and MacBroom Report be attached to these minutes.

4. Adjourn:

David Fuss made a motion to adjourn. Aaron Kerouack seconds this motion. All in favor. Motion passed. Meeting adjourned 9:24pm.

Respectfully Submitted,

Lisa Scribner
Recording Secretary

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
P.O. BOX 356
CONNECTICUT 06234**

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

RECEIVED
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2013 MAR 20 A 8:17
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Shera A. Mainville
TOWN CLERK, BROOKLYN, CT

The Planning and Zoning Commission will hold a public hearing on Wednesday, April 3, 2013 at 7:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT on the following:

1. SP13-002 The Learning Clinic, 464 Pomfret Road, Map 27, Lot 7, RA Zone, Construct an 18 x 24 Art Studio.

Dated this 20th day of March 2013.

Carlene Kelleher
Chairman

Please publish in the legal section of the Bulletin Friday March 22 and Friday March 29, 2013.
Please use Account 10089300. Call Audrey with any questions at 860-779-3411.

BROOKLYN PLANNING AND ZONING COMMISSION

REGULAR MEETING OF

ROLL CALL VOTES: April 3, 2013

Board Members:	Attendance	1	2	3	4	5	6	7
Kelleher-Chair	X	+	+	+	+	+	+	+
Rettig-Vice Chair	X	+	+	+	+	+	+	+
Sigfridson-Secretary	X	+	+	+	+	+	+	+
Dunlop	X	+	+	+	+	+	+	+
Francis	X	+	+	+	+	+	+	+
Fuss	X	abs	+	+	+	+	+	+
Moses								
Kerouack	X	+	+	+	+	+	+	+
Wesolowski	X	+	+	+	+	+	+	+
Alternate								

- Motion 1 mm was made by David Fuss to accept the minutes for discussion due to the fact that he was not present at the last meeting. Craig Dunlop seconds the adoption of minutes as presented. All in favor. David Fuss abstains(due to his absence) Minutes accepted. Motion passed.
- Motion 2 mm was made by David Fuss to place on the agenda for the May Meeting, the discussion as to who the ZEO should be responsible to report to. Don Francis seconds this motion. All in favor. Motion passed
- Motion 3 mm was made by David Fuss to amend the minutes as follows: The minutes read, a request was made to post the letter from Attorney Fitzgerald on the website, the request was for the Milone and Macbroom report. The correct report was posted on the website. David Fuss motioned to amend the minutes to correct this. Derek Wesolowski seconds this motion. All in favor.
- Motion 4 mm was made by David Fuss to change the date of the public hearing as requested by the applicant due to the changes in the site plan to correct errors in the plan. Changes in the site plan caused delays in abutter notification and the posting of the required placard at the site. Michelle Sigfridson seconds this motion. All in favor. Motion passed.
- Motion 5 mm was made by Aaron Kerouack to move item **VII. New Business**, section **a. Applications:** on the agenda, to be discussed before **d. Other Unfinished Business**. Craig Dunlop seconds this motion. All in favor. Item moved. Motion passed.
- Motion 6 mm was made by David Fuss to move application to a Public Hearing, SP13-001 Langevin Limited Partnership, 468 Allen Hill Rd, Map31, Lot 28C, RA Zon, . Aaron Kerouack seconds this motion. All in favor. Motion passed.
- Motion 7 mm was made by David Fuss to adjourn. Aaron Kerouack seconds this motion. All in favor. Motion passed. Meeting adjourned 9:24pm.

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