

**PLANNING AND ZONING COMMISSION**  
**Town of Brooklyn**  
**Special Meeting**  
**Tuesday, March 17, 2015**  
**Clifford B. Green Meeting Center**  
**69 South Main Street**  
**7:00 p.m.**

**MINUTES**

- I. Call to Order** - Chair, Carlene Kelleher, called the meeting to order at 7:07 p.m.
- II. Roll Call** - Carlene Kelleher, Michelle Sigfridson, Aaron Kerouack, Alan Carpenter, Craig Dunlop, Donald Francis, David Fuss and Derek Wesolowski were absent with notice.

**Staff Present** – Jana Roberson, AICP, Land Use Administrator.

- III. Seating of Alternates** – None.

- IV. Public Commentary** – None.

Motion by A. Kerouack to move Agenda Item:

**V. New Business:**

2. MI15-001 183 Barrett Hill Road Farm (owners Joel Rosenberg and Beverly Burke) USDA Agricultural Conservation Easement Program.

to above

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1. Analysis of Brooklyn's Planned Commercial District Presentation by Paula Stahl, LA/AICP. There was no second.

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1. Analysis of Brooklyn's Planned Commercial District Presentation by Paula Stahl, LA/AICP.

J. Roberson introduced Ms. Paula Stahl, the consultant hired to prepare a study of the Planned Commercial Zone.

J. Roberson explained that the first part of the study included a new definition of mixed use in the PC Zone and a Fiscal Impact Analysis looking at revised zoning uses in the PC Zone along the Route 6 corridor from the Day Street Intersection on the east to the Brickyard Road Intersection on the west (the commercial core of the Town/highest priority for development). This also included new potential limits on the size of retail in the PC Zone.

The second part of the study is a conceptual redevelopment of certain neighborhoods in the PC Zone.

The audience was comprised of EDC Commission Members, business owners, and residents of the PC Zone.

Ms. Stahl, a Certified Planner as well as a Landscape Architect, spoke of her background and gave a Power Point presentation of her study of the PC Zone.

The current condition of the PC Zone:

- 196.6 acres
- 76 parcels: 33 commercial use; 30 residential use; 3 are tax exempt; 9 vacant

Based only on real estate assessment, the PC Zone brings in \$816,000.00 per year. However, for every dollar paid on property tax, \$1.09 is used in services.

The Current Development Pattern showed too much impervious surface (only 35 percent pervious). Ms. Stahl suggested the following to lessen the domination of parking:

- The requirement of one parking space per 200 s.f. could be reduced and she suggested using a range.
- Pull the buildings forward requiring maximum setback rather than minimum setback.
- Spread out the pervious area with landscaping.
- Lower minimum lot size and minimum frontage.

Ms. Stahl showed a comparison of the way the Assessor values properties.

Ms. Stahl showed that there is a lot of potential for development. She recommended the following:

- If parking requirements are reduced there are opportunities for pads at Wal-Mart and others.
- Three residential properties on Route 6, one on South Main Street, and others on Allen Hill Road could be sold to development if offered enough money.
- She pointed out three properties that seem disjointed from the PC Zone and she suggested making them residential.
- She pointed out a property that she would change from Neighborhood Commercial to PC Zone.

Ms. Stahl mentioned three scenarios:

- Do nothing and let it develop. No change to zoning. Bring in \$1.2 million.
- Limit maximum square footage and revise parking. Bring in \$1.6 million.
- Increase mixed use - residential on upper levels. Negative impact of \$16,000.00 per year, but brings people there so may gain more.

She warned against limiting building space footage and suggested limited the retail space instead, because you may want to have a store with ten stores in it.

Ms. Stahl explained her conceptual design which included Gateway West, across from Wal-Mart, South Central, and Gateway East. Her suggestions:

- Changing Brickyard Road one of two ways.
- Change entrance and add pad buildings to Wal-Mart area.
- South Central East (across from CVS) and South Central West (change Allen Hill Road to a dead end for a business park).

Ms. Stahl's recommendations – Zoning Map:

- Create a sub-zone of Gateway East and maybe Gateway West
- Maximum front setback of 30 feet, maybe 20 feet to pull buildings in
- Could require two story
- Business Park Concept – add part of Allen Hill Road to the Industrial Zone (may need to be a sub-zone)

Ms. Stahl's recommendations – Zoning Regulations:

- Fitzgerald & Halliday Parking Study and consider changing the parking regs.
- Limit the gross floor area per business to between 30,000 – 65,000 s.f.
- Require half of pervious surface to be landscaped areas between the buildings and the street and the parking lots.

Ms. Stahl's recommendations – Residential:

- Remove the limitations in PC Zone until there is a comfortable level of units. May need to define the unit size differently.
- Consider changing roadways to make things flow better – now is the time while development is conceptual.

Ms. Stahl stated that J. Roberson has a disc of the Power Point presentation and she provided hard copies of the report to Commission Members.

There was discussion where Ms. Stahl addressed questions from the Commission and the audience.

Don Francis left at 9:00 p.m.

J. Roberson will put the Power Point presentation and the full report on the website.

2. MI15-001 183 Barrett Hill Road Farm (owners Joel Rosenberg and Beverly Burke) USDA Agricultural Conservation Easement Program.

J. Roberson gave a Power Point presentation and explained that it is about 50 acres of land that there is a viable proposal this year. The CT Department of Agriculture sponsored the application to preserve the land and asked the Town of Brooklyn to be the co-applicant. The CT Department of Agriculture (through the USDA grant) will pay 75 percent of the value of an Agricultural Conservation Easement if the Town pays 25 percent of the cost. The Town has a Land Acquisition Fund that can be used for acquisition of any kind of open space. This property is identified in the POCD as a scenic vista.

Motion by M. Sigfridson to determine that the proposal to use \$37,250.00 of the Brooklyn Land Acquisition Fund to acquire, with the Connecticut Department of Agriculture, an agricultural conservation easement for the development rights to approximately 50 acres of land on Barrett Hill Road is consistent with the goals of the Brooklyn Plan of Conservation and Development for the following reasons:

- It would preserve priority open space areas with co-occurring, high-value resources.
- It would assist willing land owners to protect properties with significant resources.
- It would protect uplands around significant wetlands through acquisition.
- It would maintain and enhance natural connections and links through the establishment of greenways.
- It would preserve a scenic vista.

Second by Craig Dunlop. Motion carried 5-0.

3. Discussion/possible action on consultant selection for zoning regulation rewrite.

J. Roberson stated that the two very qualified firms' proposals were both for \$25,000.00 and that the decision was difficult. She recommended Planimetrics although they would not provide legal assistance. She stated that their regulations have simple language, lots of graphics, and good organization. C. Kelleher and M. Sigfridson agreed.

Motion by A. Kerouack to award the zoning regulations re-write to Planimetrics. Second by A. Carpenter. Motion carried 5-0.

C. Dunlop left at 9:30 p.m.

A.Kerouack stated that he felt that Agenda Item V.2. did not sufficiently explain what was to be discussed. Bob Kelleher, Selectman, seated in the audience, stated that this item will be on the agenda for the Town Meeting Scheduled for April 7, 2015.

**VI. Public Commentary** – None.

**VII.Adjourn** – The meeting adjourned at 9:35 pm.

Respectfully submitted,

J.S. Perreault  
Recording Secretary