

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, May 19, 2015
Clifford B. Green Meeting Center
69 South Main Street
7 p.m.**

MINUTES

- I. Call to Order** – Chair, Carlene Kelleher, called the meeting to order at 7:01 pm.
- II. Roll Call** – Carlene Kelleher, Michelle Sigfridson, Craig Dunlop, Aaron Kerouack, Donald Francis, David Fuss. Alan Carpenter was absent with notice.

Staff Present – Jana Roberson, AICP, Land Use Administrator

- III. Seating of Alternates** – None.

- IV. Public Commentary** – None.

D. Fuss suggested that First Selectman, R. Ives, mention at the budget hearing in June that new members are needed for the Commission. J. Roberson stated that Mr. Ives is aware of the need and has been actively looking for new members.

A member of the audience asked how many vacancies there are on the P&Z Commission. C. Kelleher answered one and three alternate positions.

- V. New Business:**

1. Preliminary discussion for potential subdivision on Allen Hill Road.

Paul Archer, Archer Surveying, represented Paul Lehto and provided plans to Commission Members. Mr. Archer stated that Mr. Lehto is considering doing a conservation subdivision on a property that abuts property owned by the Town (Davis property). He stated that this conservation subdivision would include a road. He stated that for the conservation subdivision you must follow highway specifications, but when you get to the section on drainage, it says to streamline the drainage. The highway specifications don't allow for streamlining the drainage. D. Fuss suggested a text amendment.

Mr. Archer asked if the width of the road could be reduced to 22 feet or 20 feet. J. Roberson stated that the road standards are slightly contradictory and then read from the Conservation Subdivision Regulations, Section 5.A.8 Road Requirements. She stated that some of the Sections clearly apply only to private roads, but in the case of curbing and formal drainage systems, it doesn't specify whether it's public or private and you could say that that part might override what was in the public improvement specs.

D. Fuss asked if this would be turned over to a Town road. Mr. Archer said it could go either way, but at this time, he would say yes. Mr. Archer asked if sidewalks would be required as in the subdivision regulations.

Paul Lehto arrived at 7:10 pm.

Mr. Archer stated that they are trying to figure if it would be beneficial (reduce the width of the road, cut drainage down) to do a conservation subdivision or to stay as a regular subdivision. He stated that the benefit to the Town would be that 40 percent of the land would be deeded to the Town which would give another way into the Davis property.

Paul Lehto stated that he's had this land for a long time and economical, for him, to put in a legal road. He would like to do a senior housing project with two-bedroom homes on small lots. He would like to keep the cost down to make the homes affordable for seniors.

D. Fuss asked how the elevation for the road would be. Mr. Lehto stated that it goes from tough land to great land. Paul Archer indicated on the drawing.

D. Fuss asked how it would work for seniors if there were no sidewalks. Mr. Lehto stated that seniors are concerned with cost of living and that they are not worried about whether they can walk on a sidewalk. They want affordable, energy efficient, healthy homes. He would be looking to sell them for about \$200,000.00.

There was discussion regarding private road vs. public road and different options for dedication of open space. A.Kerouack stated that if the land dedicated as open space were owned by the lot owners as community space, the road would not be travelled as much as it would be if the Town owned the property allowing public access, so the road would not be required to meet public road standards. C. Kelleher stated that if the road is not going to be used by the Town, the Town would prefer not to have to maintain the road. She stated that Town Engineering and the Public Safety Committee would need to be consulted for advice on what would be needed for it to be a public road maintained by the Town. M. Sigfridson stated that it is also a Planning issue.

Discussion ensued.

C. Kelleher stated that Mr. Lehto should talk with the Public Works Department and the Board of Selectmen and ask if it's time to take another look at the Public Improvement Specifications for public roads. Mr. Archer stated that the road question was answered (and he agrees), but the drainage is still a grey area. C. Kelleher stated that it depends on the topography.

Discussion ensued.

A.Kerouack stated:

- When the Regulations changed to the larger minimum lot size, it was a reaction to the over building in the area. He stated that maybe it is time to reduce to something more reasonable. He suggested getting it changed with the re-write.
- Can a planned-unit development happen in this Town? He feels there may need to be a new section added to the Conservation Subdivision Regulations. There are many kinds of conservation subdivisions, but there is only one kind allowed in Brooklyn.

Mr. Lehto stated that change is needed. J. Roberson agreed that there is a lot of room for improvement in the Public Improvement Specifications and she stated that there are a lot of factors to consider. M. Sigfridson suggested that Mr. Lehto come before the Commission with specific recommendations for a text change and explain how it would be good for the Town in general.

Mr. Archer will consult with First Selectman, R. Ives regarding updating the Public Improvement Specifications.

2. Discussion of Zoning Regulation Re-Write.

J. Roberson provided the list that she has compiled for review by the Commission.

Procedural Issues:

First three bullets – No comments.

Fourth bullet – Certification/signature must be obtained from Zoning Official confirming that it is a first cut and that both lots conform to the zoning requirements.

Fifth bullet – Address the whole non-conforming use section.

Sixth bullet – No comments.

Seventh bullet – Should change to zoning permit to be consistent with the Statutes.

Eighth bullet – No comments.

Ninth bullet – No comments.

Tenth bullet – Gravel one year, Event Facility three years, Farmers' Market three years. It was suggested to set an annual renewal date with pro-rating fees.

Survey Requirements:

First bullet – D. Francis does not feel added cost is necessary (can use boundary markers). Find out what other towns are doing. More work needed on this entire section.

Dimensional Requirements:

First bullet – Investigate further. Talk to NDDH.

Second bullet – No comments.

Third bullet – Look at all the instances where a PC Zone abuts a Residential Zone.

Fourth bullet – Same as for a single-family dwelling.

Fifth bullet – Plan of Metrics – Tables.

Sixth bullet – It was suggested to add a clause to handle address noise issues.

Seventh bullet – Work on this with the consultant.

Zoning Map Questions:

It was decided to form a subcommittee to look at all of the zone boundaries. J. Roberson, A. Kerouack volunteered and they will ask A. Carpenter. If A. Carpenter cannot, C. Kelleher will. A. Kerouack suggested addressing cutting lots with a zone boundary.

Planned Commercial Zone Updates:

Most of these were taken from the report from Paula Stahl.

It was suggested that the Zoning Map Subcommittee could discuss the idea of a business park zone. The Commission Members like the idea of a business park zone. D. Fuss suggested that a good place would be Wayne Joly's gravel pit on Route 205 (60 acres).

C. Kelleher stated that the size cap of the building should be discussed more.

D. Fuss left at 8:54 p.m. J. Roberson will e-mail for review and comment.

Seventh bullet – Discuss more.

Eighth bullet – Change “workforce” to “affordable.”

D. Francis stated that he had reviewed Plan of Metrics North Canaan Regulations and he hopes they take the same approach here using the charts. He also stated that he feels that time should be spent on making the Regulations available electronically and to make it user friendly. He left at 9:05 p.m.

C. Dunlop also left at 9:05 p.m. There was no longer a quorum.

J. Roberson stated that she will edit the list to reflect the discussion and then forward it to the Commission Members.

There was some discussion regarding the Zoning Map Subcommittee, size cap, and sidewalks.

3. Discussion of the Site Plan Compliance Issues – No discussion.

VI. Public Commentary – None.

VII. Adjourn – C. Kelleher stated that the meeting ended at 9:15 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary