

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**Special Meeting  
Tuesday, June 16, 2015  
Clifford B. Green Meeting Center  
69 South Main Street  
7 p.m.**

**MINUTES**

**I. Call to Order** –Chair, C. Kelleher, called the meeting to order at 7:10 pm.

**II. Roll Call** – Carlene Kelleher, Michelle Sigfridson, Aaron Kerouack, Donald Francis, David Fuss. Alan Carpenter was absent with notice. Craig Dunlop was absent without notice.

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

**III. Seating of Alternates** – None.

**IV. Public Commentary** – No public present.

**V. New Business**

1. Discussion of Zoning Regulations Re-Write with Planimetrics Consultant Glenn Chalder, AICP.

J. Roberson introduced Mr. Chalder and spoke of his accomplishments. She provided copies of a handout from Mr. Chalder to the Commission Members. A. Kerouack submitted a copy of his notes/suggestions (that he has been accumulating) to J. Roberson.

Mr. Chalder gave an overview of the way he will approach the layout and organization of the current Regulations to be more user friendly not only for the Commission, but so that applicants would be able to find comprehensive, understandable answers to their questions more easily/quickly.

The Commission expressed, during discussion, that they would like Mr. Chalder to look at and make suggestions for the following:

- MMUDD and Planned Recreation.
- Different approaches for conservation development including drainage, road design standards, materials, incorporating environmental aspects/wildlife corridors/greenways. He will present a new concept to consider. This would work well to preserve the rural character (scenic by-way Route 169). J. Roberson mentioned possibly having Village Center District 1 and 2 or tiered. J. Roberson will send copy of Multi-town design guidelines from Massachusetts to Norwich (36 miles of scenic by-way) to Mr. Chalder.
- Fix the non-conforming issue with the golf course and the building across the street from it.
- Use of the words “shall” and “may.” (A. Kerouack will forward an article from the American Bar Association “Shall We Abandon Shall?” to Mr. Chalder.)
- The numbering system.
- Separate zone for Paradise Lake (possibly affordable housing).

- Affordable housing options. Incentive Housing Overlay Zone. Inclusionary approaches. Multi-family, rental housing, duplexes.
- Accessory dwellings. Amnesty program for accessory apartments.

Discussion ensued on Planned Commercial District (Paula Stahl's recommendations):

- J. Roberson will send a copy of the re-draft to Mr. Chalder.
- Mr. Chalder will look at shared driveway access management regulations.

D. Fuss and D. Francis left at 9:01 p.m. There was no longer a quorum. Discussion continued.

- J. Roberson will send a copy of the Route 6 Design Guidelines to Mr. Chalder.
- Mr. Chalder suggested deleting the language, "to the extent practical" and replace with "generally consistent with."
- Sidewalks and pedestrian improvements to promote walkability.
- Mr. Chalder will also include some things not discussed tonight.
- J. Roberson will send A. Kerouack's comments (that he had provided to her at the beginning of the meeting) to the other Members of the Commission.
- Planned Commercial is the No. 1 concern.
- C. Kelleher asked J. Roberson to send the latest draft of the Planned Commercial to the Commission Members.

**VI. Public Commentary** – No public present.

**VII. Adjourn** – Since there was no longer a quorum, the Recording Secretary asked Chair, Carlene Kelleher, if the meeting had adjourned and she stated that it had. It was 9:30 p.m. There was no motion.

Respectfully submitted,

J.S. Perreault  
Recording Secretary