

PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN

P.O. BOX 356
CONNECTICUT 06234

PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN

SPECIAL MEETING MINUTES

FEBRUARY 15, 2011

Clifford B. Green Memorial Center

69 South Main Street

7:00 p.m.

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By *Barbara A. Mainville*
TOWN OF BROOKLYN CT

I. Call to Order: The meeting was called to order at 7:03 p.m.

II. Roll Call: Barbara Repko, Don Francis, Paul Camara, Carlene Kelleher, Craig Dunlop, Henry Moses, Al Sandholm, and Deane Rettig.

Absent: Tom Doherty with notice; David Fuss with notice.

Staff Present: Jim Larkin, NECCOG Planner, Chuck Dobrowski, Land Use Officer and Audrey Cross-Lussier Recording Secretary.

Also Present: Paul Archer, Terry Chambers, public in attendance.

III. Seating of Alternates: None.

IV. Adoption of Minutes:

1. Special Meeting Minutes January 5, 2011: A motion was made by Don Francis to approve the Special Meeting Minutes of January 5, 2011. Craig Dunlop seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. Regular Meeting Minutes January 5, 2011: A motion was made by Henry Moses to approve the Regular Meeting Minutes of January 5, 2011 with the following correction: the word "minuets changed to minutes" with regards to Section IV the special meeting minutes of November 26, 2010. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

V. Public Commentary:

Lyn LaCharite, Chairperson of the Economic Development Commission expressed her concerns about the proposed changes to the current zoning regulations for the Planned Commercial District.

Chairman Kelleher commented that the appropriate time to review these concerns would be during the public hearing.

Ron Ventura, Ventura Drive, affirms Ms. LaCharite's and the Economic Development's concerns regarding the proposed changes to the current zoning regulations for the Planned Commercial District. Mr. Ventura suggests the Commission consider a moratorium on the Commercial Regulations for at least a year.

Lisa Arends, Allen Hill Road, stated she is looking forward to seeing what the draft regulations for the Planned Commercial Zone and would encourage resident input.

Paul Archer, Archer Surveying is representing the Brooklyn Golf Course owner, Richard Regis. One of the projects the Golf Course is contemplating is enclosing the existing wood deck and construct a three season room. Also on the back of the building there is a small deck that connects the pro shop to the restaurant which the Golf Course would like to enclose and expand the kitchen. Mr. Archer asked if the footprint is not changing does this need to come before the Commission or is this just considered enclosing a porch.

Chairman Kelleher asked ZEO Chuck Dobrowski for his comments. Mr. Dobrowski has been in conversation with Mr. Archer regarding this issue. Mr. Dobrowski states he feels that it is an expansion of a non-conforming use which will create more business.

Discussion was held with regards to the seasonal seating area as opposed to being used year round.

Paul Archer also stated there has been discussion about re-writing the regulation for the Golf Course. Mr. Archer was hoping to get input from the Commission on this issue.

Chairman Kelleher reminded the Commission that this is public commentary and not intended to be a back and forth discussion. Chairman Kelleher recommends bringing this to next month's meeting as an agenda item.

Ray Preece, South Main Street asked if there is a subcommittee working on the Planned Commercial Zone Draft Regulations and if the public can attend these meetings. Chairman Kelleher addressed this issue with Mr. Preece.

VI. Unfinished Business:

a. Reading of Legal Notice: None

b. Continued Public Hearings: None.

c. New Public Hearings: None.

d. Other Unfinished Business:

1. SD10-004 James Paquin, Tatnic Hill Road, Map 15, Lot 9-1, RA Zone, 1-Lot Subdivision.

Paul Archer, Archer Surveying represents application SD10-004. James Paquin owns approximately 53 acres on Tatnic Hill Road. Mr. Paquin would like to cut one lot off of this parcel to build a home for his mother. Approvals have been granted from the Wetlands Commission as well as the Department of Health. A driveway permit is in place with the Highway Director, Tom Rukstela.

Mr. Archer reviewed with Commission members a plan of the proposed Open Space Subdivision that Mr. Paquin would like to do in the future with the remaining acreage. Discussion held.

Chairman Kelleher asked Chuck Dobrowski if he had any comments to make. Mr. Dobrowski stated that the application is complete.

A motion was made by Don Francis to approve application SD10-004. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

VII. New Business

a. Applications:

1. SD11-011 Craig Dunlop, LaSalette Drive, Map 25, Lot 18C, RA/VCD Zone, 2-Lot Re-subdivision.

Craig Dunlop recuses himself from the table.

A motion was made by Al Sandholm to accept application SD11-001 and set a public hearing for March 2, 2011. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes. Craig Dunlop recuses.

2. SP11-001 Hans Koehl and Cristina Haiss-Koehl, 79 Pomfret Road, Map 25, Lot 21, VCD Zone; Proposed Construction of Garage Addition.

Craig Dunlop returns to the table.

A motion was made by Deane Rettig to accept application SP11-001 and set a public hearing for March 2, 2011. Al Sandholm seconds this motion. No discussion held. All in favor. The motion passes unanimously.

b. Other New Business:

1. Planned Commercial Zone Draft Regulations:

Chuck Dobrowski discussed in detail the Zoning Enforcement Officer's Reports for the months of December 2010 and January 2011 with Commission members. Mr. Dobrowski stated that anything on the December 2010/January 2011 other activity report/letters has been resolved.

Mr. Dobrowski discussed Brooklyn Oil. Because of the winter weather Selectman Tanner asked Mr. Dobrowski to send a letter to Brooklyn Oil informing them an inspection will take place in the spring.

Mr. Dobrowski discussed a letter received from Cindy Gaudino, Manager Source Protection and Real Estate from Connecticut Water with regards to MDP Development, Tiffany Street dated February 8, 2011 and a response letter received from Normand Thibeault, Killingly Engineering Associates, dated February 11, 2011. Mr. Dobrowski stated that Mr. Thibeault is putting a meeting together with Connecticut Water to discuss this issue. Discussion held.

Mr. Dobrowski stated that at the April 2011 P and Z meeting he will present two site plans to the Commission one regarding Napa Auto Parts Store and one regarding Auto Zone. Mr. Dobrowski stated that both site plans conform to the zoning regulations and because of this he will approve both plans. Chairman Kelleher commented this is allowed to be done by the regulations.

2. Village Center District:

Deane Rettig commented that there has been no meeting for the past 2 months due to the winter weather. A meeting will be scheduled next month.

3. Regulations Subcommittee:

Chairman Kelleher commented that the draft of the Planned Commercial Zone regulations is complete. Further discussion has been tabled to the March 2, 2011 meeting.

Chairman Kelleher commented that Jim Larkin is currently working on a draft for Green Energy.

Chairman Kelleher commented that sign regulations are being revisited.

Henry Moses commented that he noticed a flashing multi-colored LED snowflake sign at the Brooklyn Farm and Pet Store. Mr. Moses asks if this is a legal sign and requests Mr. Dobrowski investigate this. Mr. Dobrowski agreed to do so.

4. Budget:

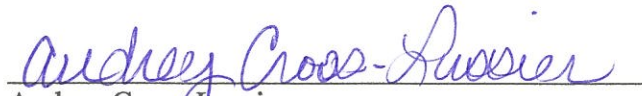
Chairman Kelleher discussed the Profit & Loss Budget vs. Actual for July 2010 through June 2011. Discussion held.

5. Chairman's Report:

Chairman Kelleher commented that if any members are interested in attending the Connecticut Land Use Law Seminar to be held at the Wesleyan University in Middletown, CT on Saturday, March 12, 2011 to be contact Ms. Cross-Lussier for registration.

Chairman Kelleher stated that the Plan of Conservation and Development public hearing is scheduled for Tuesday, March 15, 2011, 7 p.m. at the Clifford B. Green Meeting Center.

IX. Adjourn: A motion was made by Al Sandholm to adjourn the meeting at 8:15 p.m. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.


Audrey Cross-Lussier
Recording Secretary