

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06234**

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT
SPECIAL MEETING MINUTES
April 20, 2010
Clifford B. Green Memorial Center
69 South Main Street
7:00 p.m.**

RECEIVED
TOWN CLERK'S OFFICE
2010 APR 27 P 4:44
RECORDED VOL. PAGE
Deane A. Mainville
TOWN OF BROOKLYN CT

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

II. Roll Call: Carlene Kelleher, Deane Rettig, Barbara Repko, Don Francis, Tom Doherty, Al Sandholm, Henry Moses-arrived late 7:12 p.m.

Absent: David Fuss with notice, Craig Dunlop with notice.

Staff Present: Audrey Cross-Lussier, secretary.

Also Present: Ryan Brais.

III. Seating of Alternates: None.

IV. Reading of Legal Notice: None. This is a continuation of Route 6 Corridor Design Guidelines public hearing continued from March 16, 2010.

V. Continued Public Hearings:

1. Route 6 Corridor Design Guidelines Public Hearing continued from March 16, 2010.

Deane Rettig gave a detailed summary of the changes that were made to the Route 6 Corridor Design Guidelines with commission members. A copy is available for review in the Planning Office at the Brooklyn Town Hall. Discussion held.

Ryan Brais commented that the guidelines look pretty good.

Al Sandholm personally thanked the subcommittee for their time and effort.

Public Hearing Closes:

A motion was made by Deane Rettig to close the public hearing on the Route 6 Corridor Design Guidelines. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Meeting Business Proceeds:

VI. Unfinished Business:

1. Route 6 Corridor Design Guidelines Public Hearing continued from March 16, 2010.

A motion was made by Henry Moses to accept with the condition to put in parentheses the proper line items in reference to what the figures represent in the text. Tom Doherty seconded this motion. Discussion held on the motion.

Henry Moses amends this motion to adopt the Route 6 Corridor Design Guidelines with the condition to put in parentheses the proper line items in reference to what the figures represent in the text. No discussion held. The motion passes unanimously.

VII. Regulations Drafts

1. Conservation Subdivision – Zoning Section 15 and Subdivision 5A, (Section 4 Procedures)

Chairman Kelleher stated that at the March 16, 2010 meeting these regulations were sent back to the subcommittee for revision.

Chairman Kelleher gave a detailed summary of the changes that were made to the Conservation Subdivision Regulations. Discussion was heard with regards to section 15.8.8 the width of all private roads to a minimum width of eighteen (18) feet and the maintenance issue of the road as well as emergency vehicle access on a private road. A copy of these regulations are available for review in the Planning Office at the Brooklyn Town Hall.

A motion was made by Henry Moses to move Conservation Subdivision-Zoning Section 15, Article 5A and Section 4 Procedures to a public hearing to be held on June 2, 2010. Al Sandholm seconded the motion. Discussion held on the motion. Vote taken on the motion – all in favor. The motion passes unanimously.

2. Parking

Chairman Kelleher stated that the Parking Regulation was previously in a public hearing but withdrawn for further revision by the subcommittee. Chairman Kelleher gave a detailed summary of the changes that were made to the Parking Regulation. A copy of the regulation is available for review in the Planning Office at the Brooklyn Town Hall. Discussion held.

A motion was made by Deane Rettig to move the Parking Regulation to public hearing to be held on June 2, 2010. Henry Moses seconded this motion. No discussion held. All in favor. The motion passed unanimously.

3. Article 6A Adaptive Reuse of an Agricultural Building

Deane Rettig commented on a grammatical correction on 6A.2 should be “craft persons” and the correction to be made on page 2 Self-Storage Facility storage should be “spaces” not paces.

Discussion was held on Article 6A-Adaptive Re-Use of an Agricultural Building and what its definition is.

Highlights of discussion:

Tom Doherty discussed whether there is still a need for this regulation.

Henry Moses commented that a definition of an agricultural building is necessary as well as a size requirement.

Deane Rettig agreed with Henry Moses that a definition is necessary for the building and agricultural use.

Al Sandholm asked when Article 6A Adaptive Re-use of an Agricultural Building was originally adopted.

Chairman Kelleher will confer with ZEO Chuck Dobrowski to investigate when the regulation was originally adopted.

Don Francis stated he would be willing to bring information back to the next meeting with regards to what buildings in Town could be converted to something other than a non agricultural use. The Commission will continue its review at next month’s meeting.

4. MMUDD Regulations

Henry Moses gave a detailed summary of the Draft MMUDD Regulations. Commission members discussed in detail the Draft MMUDD Regulations and gave their input on further revisions to be made. Mr. Moses thanked the Commission members for their input and will bring the Draft MMUDD Regulations back to the subcommittee for revision and will present the new draft to the Commission at a future Planning and Zoning meeting.

VIII. Planning Priorities

Chairman Kelleher stated the current list of Planning Priorities are: VCD Grant, Commercial Business Park Regulation, Route 6 Build-Out, Green Energy, Kennels, Subdivision Regulations and Vendor Permits.

Highlights of the Planning Priorities discussed:

1. VCD Grant: Chairman Kelleher asked Don Francis if there was any news on the Grant. Don Francis stated that they are expecting an answer with regards to the VCD Grant by the end of May.
2. Vendor Permits: Chairman Kelleher stated that there needs to be something in the Zoning Regulations to give the authority to grant vendor permits and tighten this situation up. Chairman Kelleher will speak with Jim Larkin, NECCOG Planner to investigate how neighboring towns handle vendor permits and start a subcommittee to address this issue.
3. Renewable Energy: Al Sandholm would like to see the Commission address this issue, to include solar power.
4. Kennel Regulations: Deane Rettig would like a full member Commission to come to a general consensus one way or the other as to whether or not there is a need or not a need to permit kennels. Discussion held.

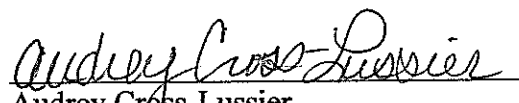
IX. Budget

Chairman Kelleher stated that the budget was presented to the Board of Finance as the Commission had drawn up. Selectman Tanner requested and has granted an earmark amount in the contingency fund of \$10,000 for next year. Chairman Kelleher suggested to the Commission to start thinking as to how the monies can be used. Discussion held.

Don Francis asked if there is a contract for the 2010-2011 contract for planning services. Chairman Kelleher stated she is not sure as to whether there is a contract in place yet. Mr. Francis suggested the Town interview other Planning Services. Discussion held.

X. Public Commentary: None.

XI. Adjourn: A motion was made by Henry Moses to adjourn the meeting at 10:05 p.m. Tom Doherty seconded this motion. No discussion held. All in favor. The motion passed unanimously.


Audrey Cross-Lussier
Recording Secretary