

**Planning & Zoning Commission  
Regular Meeting Minutes  
7pm Wednesday February 6, 2013  
Clifford B. Green Meeting Center**

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**In Attendance:** Carlene Kelleher, Craig Dunlop, Deane Rettig, Michelle Sigfridson, Don Francis, David Fuss, Aaron Kerouack, Tom Doherty

**Also in Attendance:** Austin Tanner (First Selectman), Jim Larkin (NECCOG) and members of the public.

**Absent:** Henry Moses (excused)

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Sandra A. Mainville  
TOWN CLERK, BROOKLYN, CT

- I. **Call to Order:** Carlene Kelleher called the meeting to order at 7:02pm
- II. **Roll Call:** Roll call shows eight members present
- III. **Seating of Alternates:** none
- IV. **Adoption of Minutes:**
  1. **Special Meeting Minutes of January 2, 2013.** Craig Dunlop would like the minutes to reflect that he was a late arrival, but he was present. Aaron Kerouack is not an alternate he is officially a member. Tom Doherty made a motion to adopt the minutes as amended. Don Francis seconds this motion. All in favor. Motion passes
  - Regular Meeting Minutes of January 2, 2013.** Craig Dunlop would like the minutes to reflect he was present for this meeting. Don Francis made a motion to accept the minutes as amended. Tom Doherty seconds this motion. All in favor. Motion passes.
  - Special Meeting Minutes of January 15, 2013.** No quorum. Meeting cancelled
- V. **Public Commentary:** Keith Hoyt, Hickory Lane. Addressed the commission regarding the results of the December 5, 2012 meeting where the commission concluded they had no jurisdiction over this excavating/mining project. Mr. Hoyt was requesting that Syl Pauley conduct a site walk inspection for exposed pipes and to measure the area being excavated to ensure it is under 1/2 acres and no permit is required for this project. Carlene Kelleher advised Mr. Hoyt his issue will be placed on tonight's agenda under Item VI. d. Other Unfinished Business. Deane Rettig motioned to place Mr. Hoyt's issue on tonight's agenda under VI. d. 4. Don Francis seconds this motion. All in favor. Motion passes.  
Derek Wesolowski, Juniper Way. Addressed the commission regarding Disc-Golf project and the trimming of the trails. He would like to request one certain trail which is over grown, remain that way. He wanted to thank the commission and express his appreciation for a job well done and all his issues have been addressed.
- VI. **Unfinished Business:** Jules D'Agostino, Barrett Hill Rd. Mr. D'Agostino asked for an update regarding the Regulations Subcommittee, he would like to know if there has been any update as to the progress of the "Green Committee" Carlene Kelleher stated the committee had created a draft.  
James Rand, Salmon Dr. near the Disc Golf Course voiced his walk through with the conservation commission and he is pleased with the way they are handling the residents' concerns. And he hopes there is continued unity during this process so everyone's needs are met, not only the residents but also the consumers who will be using the golf course in the future. He did say that things are moving in the right direction.
  - a. **Reading of Legal Notice:** Michelle Sigfridson reads the legal notice into the record.
  - b. **Continued Public Hearings:** none

**c. New Public Hearings:**

1. Event Facility Regulation. Clarified for fundraising, boy scouts, fire departments, backyard events, private fundraisers at private residence will be allowed. If property owners would like a specified event to take place, that is not a permitted use, then a permit will be needed.

Deane Rettig motioned to close the Public Hearing. Aaron Kerouack seconds this motion. All in favor. Motion passes.

2. Addition of Private Schools as a Permitted Use in the RA Zone. Attorney John Fitzgerald, representing Hans Kohl advised the Commission that they should strongly take into consideration the topic on dormitory use. Carlene Kelleher reiterated that this issue is on the priority list and the Commission will take this into consideration. The following items should be considered regarding dormitories; the amount of land needed, sanitation issues, how many classrooms, how big should they be? Should it be mandated that the dormitories are located directly on the Private School Property?

Deane Rettig motioned to close the Public Hearing. Michelle Sigfridson seconds this motion. All in favor. Motion passes.

**d. Other Unfinished Business:**

1. Modification to previously approved application (August 3, 2011) SP11-003 Courtesy Ford, 455 Providence Road, Map 41, Lot 114, PC Zone, Proposed building addition to existing automobile sales facility. (Public hearing closed January 2, 2013). Jim Larkin handed out a packet containing fact findings and potential conditions that have been reviewed by Attorney Alter also, for Commission Members to review and discuss at the next meeting.

Don Francis made a motion to table deliberations for Courtesy Ford application so there will be time for Commission Members to review minutes and audio tapes prior to next meeting on March 6, 2013. This is being recommended so there will be the opportunity for a full board to vote on this issue. David Fuss seconds this motion. All in favor. Motion passes. Mr. Martin's (applicant) agrees with the Commission to table this item.

2. Event Facility Regulation. Deane Rettig made a motion to approve the added text to article 2 and 20 of the Event Facilities Regulations. Aaron Kerouack seconds this motion. Don Francis opposes. All others in favor. Motion passes.
3. Addition of Private Schools as a Permitted Use in the RA Zone. Deane Rettig made a motion to approve the proposed Private Schools use in the RA Zone, article 3.4.4 Private School and Municipal Facilities definitions. David Fuss seconds this motion. All in favor. Motion passes.
4. 10 Hickory Lane gravel/mining operation. Mr. Hoyt presented pictures and maps of site where excavating is taking place. The site walk that was conducted showed less than ½ acre of disturbed land. May in fact be incorrect. Norman Thibeault of Killingly Engineering stated that the site work being done has significantly increased. Carlene Kelleher told Mr. Hoyt that Planning and Zoning was not an enforcement agency, and that it would be up to staff and/or the First Selectman to pursue this if it looked as though it might be more than ½ acre. Syl Pauley and Paul Archer will reevaluate site.

**VII. New Business:**

**a. Applications:**

1. SPR13-001 Town of Brooklyn-Davis Forest-Disc Golf, Map 45, Lot 1. Bucky Lohbusch presented a map showing where the Disc-Golf will be constructed. There will be 12 parking spaces with room for expansion. There will be a tree buffer at the entrance to

obstruct the view from the gravel parking lot. A grant was received in the amount of \$1,500.00 and also there is a possibility for an additional grant. There will also be a kiosk located in the parking lot with the rules for the area and a map of the trails for everyone's convenience.

Don Francis made a motion to approve the proposed Disc-Golf and waive the A2 survey. David Fuss seconds this motion. All in favor. Motion passes.

2. SP13-001 Langevin Limited Partnership, 468 Allen Hill Rd, Map 31, Lot 28C, RA Zone; Plan and Design Custom Kitchens second floor of barn. Agricultural re-use of a barn. Custom Kitchens Design Showroom.

Deane Rettig made a motion to accept the application and set it for a public hearing on March 6, 2013. David Fuss seconds this motion. All in favor. Motion passes.

**b. Other New Business:**

1. Resignation of Commission Member Paul Camara. Paul Camara's written resignation was included in the Commissioner's packets. Carlene Kelleher asked Austin Tanner (First Selectman) if there were any candidates for the two vacancies on the Commission. Mr. Tanner informed Carlene Kelleher that there were two persons who have expressed interest in serving.

**VIII. Reports of Officers and Committees:**

1. Zoning Enforcement Officer's Report January 2013. ) Rawson taking gravel from Brooklyn to Wauregan Rd in Canterbury, by using cross country haul road in Canterbury which means the trucks do have to cross Canterbury Road to get to their destination. Canterbury is not happy about this. Brooklyn has nothing to say regarding this issue because the trucks are not traveling on Brooklyn Roads.
  - a. GBR13-001 Richard and Naomi Regis Gravel Bank Renewal-Allen Hill Rd. Chuck Dobrowski did inform P&Z Commission that the gravel permit was renewed (45,000 yards) Tom Doherty voiced his concern that the ZEO report is totally inadequate.
2. Wal-Mart Update. 12/14/12 Milone and MacBroom hard copy report was presented. An additional report will be produced when more progress has been made. Tom Doherty asked if the consultant on this report, Terra Con Inc. is a contractor for Wal-Mart or are they truly independent contractors, otherwise it could be considered a conflict of interest if they are not truly independent.
3. Update on Land Use Officer's Position. Austin Tanner addressed the Commission stating the written resignation from Chuck Dobrowski has not been received. Cannot bid out this position until that is received.
4. Regulations Subcommittee. Meeting was cancelled due to illness.
5. Rte 169 Recommendations Follow-up Subcommittee. Did not meet in January but plan on holding a meeting sometime in February.
6. Budget. The budget breakdown was included in the Commissioner's packets along with what changes should be considered for the new year, this must be presented by February 19, 2013. There is uncertainty as to what the payroll expenses will be for 2013.
7. Chairman's Report. Nothing reported.

**IX. Public Commentary:**

Lisa Arends, Allen Hill Rd. Addressed the Commission regarding the Wal-Mart project. She asked that the Commission look at Inland and Wetlands Commission item #3 being met regarding sedimentation and erosion control conducted and reported on a weekly basis? She would also like to know if the increase to the proposed screening walls to create a buffer for the abutting neighbor is also being adhered to. Carlene Kelleher stated when construction is completed a buffer will be created at that time. Lisa Arends also asked about

the conservation easement stating it is worded that the land should be maintained in its natural state and if the soil has been moved around it is no longer in its natural state.

Carlene Kelleher advised Lisa Arends that these items should be addressed to the Inland and Wetlands Committee for clarification.

Jules D'Agostino asked Carlene Kelleher if she was able to get a letter to Austin Tanner (First Selectman). Carlene Kelleher verbally requested the following information and stated she will also send him an email. The Rte 169 Committee would like to have an advisory committee for the town that would meet on an annual basis to help maintain Rte 169 as a scenic highway. He also asked if it would be possible for the Rte 169 follow up subcommittee to recognize existing regulations regarding private schools in a RA Zone that they may recommend to you that the regulations be amended so students residences and dormitories comply with the Rte 169 subcommittee suggested regulations report.

- X. **Adjourn:** Tom Doherty made a motion to adjourn. Deane Rettig seconds this motion. All in favor. Meeting adjourned at 9:56pm

Respectfully Submitted,

Lisa Scribner  
Recording Secretary