

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, May 1, 2019
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

- I. Call to Order** – Carlene Kelleher , Vice Chair, called the meeting to order at 6:30 p.m.
- II. Roll Call** - Carleen Kelleher, Jules D’Agostino, Austin Tanner, Earl Starks; Alan Fitzgerald. M. Sigfridson arrived at 6:01 p.m.
- III. Seating of Alternates** – None.
- IV. Adoption of Minutes:** Regular Meeting April 16, 2019

Motion was made by A. Tanner to approve the Minutes of the Regular Meeting of April 16, 2019. Second by J. D’Agostino. Motion carried (6-0-0).

- V. Public Commentary** – None.

VI. Unfinished Business:

- a. **Reading of Legal Notice:** No Notice was read.
- b. **Continued Public Hearings:** None.
- c. **New Public Hearings:**

(Note: The applicant for this proposal has requested that the Public Hearing be opened on May 21, 2019.)

- 1. **SPG 19-002 Gravel Special Permit-** Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road (Assessor’s Map 30, Lots 97, 97-1, 97-2), Proposed removal of approximately 218,000 cubic yards of sand and gravel.

Ms. Roberson explained that the Statutory timeframes are for the benefit of the Applicant.

Motion was made by A. Tanner to reschedule the opening of the Public Hearing for **SPG 19-002 Gravel Special Permit-** Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road (Assessor’s Map 30, Lots 97, 97-1, 97-2), Proposed removal of approximately 218,000 cubic yards of sand and gravel, to the next Regular Meeting of the Planning and Zoning Commission to be held on Tuesday May 21, 2019, at 6:30 p.m., in the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by C. Kelleher. Motion carried unanimously (6-0-0).

d. Other Unfinished Business:

- 1. **SPG 19-002 Gravel Special Permit-** Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road (Assessor’s Map 30, Lots 97, 97-1, 97-2), Proposed removal of approximately 218,000 cubic yards of sand and gravel. – No Action. See Above.

VII. New Business:

a. Applications: None.

- 1. **SD 18-002 10 Lot- Subdivision MODIFICATION** – Jeff Weaver, 23.7 acres on the south side of Day Street across from the Quinebaug River (Assessor’s Map 43, Lot 6A), 10 residential lots, proposal to change location of duplex from Lot 2 to Lot 10.

Paul Archer, Archer Surveying, represented the Applicant. Mr. Weaver was seated in the audience.

Mr. Archer explained the proposal to change the location of one of the duplexes (from Lot 2 to Lot 10). Lot 10 is closer to the power lines which makes it a less desirable lot. Mr. Weaver intends to keep the duplexes as rental properties.

There was concern regarding whether the duplexes will be built. Mr. Archer explained that they would be built last.

Mr. Archer stated that, if approved, revised mylars will be filed.

Motion was made by Allen Fitzgerald to approve the modification to the Subdivision **SD 18-002** originally approved on September 5, 2018, and filed on the land records as a 10-Lot Subdivision prepared for Jeffrey Weaver, Day Street, Brooklyn, CT, May 25, 2018, Revised September 4, 2018, to change one of the duplex Lots from Lot 2 to Lot 10 and for Lot 2 to be a single-family dwelling. Revised Sheet 3 - Final Subdivision Plans shall be revised and endorsed by the Commission prior to recording in the Office of the Town Clerk. Second by E. Starks. There was no further discussion. Motion carried unanimously (6-0-0).

b. Other:

1. Discussion with Mr. Patel regarding Hotels/Motels in the Village Center District.

Mr. Patel is interested in purchasing 76 Hartford Road (not visible from the road) and asked if zoning could be changed to allow Hotels/Motels, Corporate Business Rentals, Air B&B in that District. He is not interested in living on the property. Mr. Patel operates a Motel and this would be an extension of his operations.

There was discussion regarding Bed & Breakfasts which is permitted, but requires a resident.

The list of principal uses was included in packets to Commission Members. There was a suggestion that Convelescent Home could be considered as a superficial similarity to Hotel/Motel and that Hotel/Motel could be by special permit. The entire Zone needs to be considered. Currently, Hotels/Motels are only allowed in the PC Zone.

Topics of discussion included:

- Limiting the number of rooms or the square footage. Mr. Patel is looking for a maximum of fifteen rooms. There are two existing buildings, fifteen rooms, dormitory arrangement (a total of 9,200 square feet per Mr. Patel). The parcel has city water and sewer.
Since Stonehurst Wedding Facility opened, Mr. Patel has a need for more rooms.
- There was discussion regarding adding this to the Re-Write of the Zoning Regulations before it goes to public hearing.
- Multi-Family Housing was considered which would fit what Mr. Patel is interested in. This could open up the possibility of some of the other big, old homes being used as inns without the requirement that somebody live there.

The Commission Members were receptive to the idea.

There was discussion regarding allowing Hotel/Motel in the VDC. There was discussion regarding square footage. J. Roberson will add Hotel/Motel/Inn to the Draft Regulations with a limit of 10,000 square feet total per lot rather than a limit on the number of rooms. Setbacks to be managed on a case-by-case basis through the special permit process.

VIII. Reports of Officers and Committees:

1. Budget (included in packets to Commission Members).
 - There was discussion regarding Professional Affiliations. Ms. Roberson will research.
 - Capital Request to pay for the Consultant for the POCD.
2. Correspondence – None.
3. Chairman's Report.
 - Margaret Washburn has been hired as the new ZEO and will start in June. She is a soil scientist. Will be attending the CASIO training for Zoning Enforcement. Ms. Roberson will see if she can attend the June 18th PZC meeting.
 - John Vallente is the Interim ZEO.
 - Ms. Sigfridson thanked Ms. Kelleher and stated that she had gotten good feedback from people regarding Ms. Kelleher's reading the PZC's Memo at the IWWC meeting. The variance request was denied in its entirety on the basis of lack of a hardship. Mr. D'Agostino thanked Ms. Kelleher for attending the meeting.

Mr. D'Agostino stated that there will be an informational meeting in Canterbury in June regarding a proposed solar project. Discussion ensued. The PZC may want to send another letter to the Connecticut Siting Council.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 7:31 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary