

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, July 16, 2019, 6:30 p.m.
Clifford B. Green Meeting Center
69 South Main Street**

MINUTES

- I. Call to Order** – Carleen Kelleher, Acting Chair, called the meeting to order at 6:35 p.m.
- II. Roll Call** – Carleen Kelleher, Earl Starks, Alan Fitzgerald, Austin Tanner. Michelle Sigfridson was absent with notice.
- III. Seating of Alternates** – None.
- IV. Public Commentary** – None.
- V. New Business:**

a. Reading of Legal Notice – The Legal Notice for ZRC19-001 Draft Town of Brooklyn Zoning Regulations and ZC19-001 Draft Town of Brooklyn Zoning Map was read by Jana Roberson. Published on July 5, 2019 and July 12, 2019.

b. New Public Hearings:

- 1. ZRC19-001 Draft Town of Brooklyn Zoning Regulations-Text Change**
- 2. ZC19-001 Draft Town of Brooklyn Zoning Map-Map Change**

It was decided that the two above public hearings, ZRC19-001 and ZC19-001, would be heard concurrently.

3. Presentation by Consultant Glenn Chalder of Planimetrics.

Mr. Chalder gave a PowerPoint presentation. He explained that he tried to make the Regulations more user friendly. The overview of topics included the following Sections of the Draft Regulations and Draft Zoning Map:

- Residential Zones
- Business Zones
- Special Zones
- Use-Related Provisions
- Basic Standards
- Exceptions and Non-Conformities
- Procedures
- Zoning Map

Ms. Kelleher explained that the Commission has been working on and making revisions to the draft for a couple of years now. There had been two informational sessions where public comments had

been received (both at the sessions and in writing) and the Commission Members then reviewed the comments and made revisions in response to many of those comments as they saw fit.

Ms. Kelleher invited comments from the public.

VI. Public Commentary

Paul Archer, Archer Surveying, 18 Providence Road, spoke favorably and made the following comments:

- Neighborhood Business Zone and Restricted Business Zone (page 64) – No minimum lot width and no minimum lot frontage shown.
Ms. Roberson explained that it was carried over from the current Regulations. The Commission could discuss possibly changing.
- Accessory Apartments (Section 6.c.2.4, page 117). Why does it matter if the accessory dwelling is larger than the primary dwelling? Ms. Roberson explained that it is a house and an accessory apartment. This does not apply to duplexes.
- Residential Compound – Why 80-foot separation? Why do they have to be sub-dividable? He wouldn't mind an acreage requirement per house.
Ms. Kelleher stated that it would be easier to sell, if there was no desire for the family compound.
- Exceptions and Non-Conformity (page 178, Section 8.A.1.1) – Why not in the VCD since most of the sewer is in the VCD area? He would like the VCD and to be included.
He said it was included in the old Regulations with the 25 percent lot size reduction. Ms. Roberson will look into it.
- Parking Design Specifications – Dimensional parking. Under parking space length at zero degree angle, why is that one 22 while the others are 20.
Mr. Chalder explained that you need more space for parallel parking. Mr. Archer was satisfied with Mr. Chalder's answer.
- Conservation Suidivision Section (page 126), Road Requirements (Section 6.G.4.3.e.) would like it to be 15 percent grade. Ms. Roberson commented that the 15 percent had been questioned as being too steep.
- Would like to see something to address containers because they are being used, and have been approved, as sheds.
There is a definition for container. Ms. Roberson will distribute the section regarding containers for further consideration.
- Residential Zones R-10 and R-30 – It says that agricultural-related uses are not permitted, but you can have chickens, bees, and things of that nature in the Zone (Section 3.C.2.1).
Mr. Chalder explained that the lots are so small that an agricultural use as the principle use of the property would not work. Ms. Roberson explained that the broad definition of agriculture is not an appropriate use in high-density zones, but there is a lot of interest for backyard chickens, so the Commission was interested in making special provisions for chickens in R-10 and R-30 (bees only in R-30). Ms. Kelleher agreed that it is not clear (referring to removable farms stands also being allowed). Ms. Roberson commented about the distinction between primary use and accessory use. Ms. Roberson will work on clarifying language (page 36 and page 40).

Ms. Kelleher, on behalf of the Commission, thanked Mr. Archer for his comments and said that they are very much appreciated.

A. J. Kerouac's comments:

- Lot merger section (Section 8.B.4.3. – page 181). He has concern for when it was added to the Draft. He said there is no lot merger language in the current Regulations. If the intent is to merge any non-conforming lots (after these Regulations are adopted). He said that there were other changes made during this year of process to address non-conforming lots (e.g. Paradise Lake which will be a new zone). He asked which would take precedence. Will they be merged into one lot or will they stay as separate lots? Ms. Roberson stated that there is no minimum lot size for that new overlay zone, so it is difficult to see how the merger requirement would be applied there. She read from the current Regulations (Section 3.5.1.2). She said that the language is different, but she believes the intent is the same. She asked how might it be applied the special Paradise Lake Overlay Zone. Ms. Kerouac asked, because the language is changing and it is in the same document, when the Regulations are approved, both regulations take effect at the same moment. He asked which would override the other. Mr. Archer stated that he thinks the intent would be merged at the time of development. Ms. Roberson stated it would be fair to say that that is when it would be examined as part of the initial review process for development. She said that they would not force a merger on them. She thanked Mr. Kerouac for bringing it up and she said that this will need to be further examined. Discussion continued. Mr. Chalder read from page 98 and he feels that, because there is no minimum lot size requirement in that district, he does not feel that it becomes a forced merger provision. He spoke of legal matters vs. zoning matters. Mr. Kerouac agreed that mergers require a legal opinion.

Public Hearing to continue to next Regular Meeting of August 7, 2019, with the intent to keep it open to the Regular Meeting of August 20, 2019. Ms. Kelleher stated that she would like it to be well publicized (she would like to see it on the first page of the website and perhaps in the Turnpike Buyer) to be sure that everyone who would like to give feedback has an opportunity to do so. It was suggested to put signs out in front of the Town Hall and the school to make people aware that it is critical to attend and be heard. It was suggested to advertise on WINY Radio. It was suggested to contact Denise Coffee.

Motion was made by J. D'Agostino to continue the public hearing for ZRC19-001 Draft Town of Brooklyn Zoning Regulations-Text Change and ZC19-001 Draft Town of Brooklyn Zoning Map-Map Change to the Regular Meetings of the Planning and Zoning Commission scheduled for August 7, 2019 and August 20, 2019, at 6:30 p.m., in the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by A. Tanner. Motion carried unanimously (5-0-0).

There were no further comments from the public.

Mr. D'Agostino thanked Mr. Archer for his input and stated that each of the Commission Members regard his comments and very thoughtful, very positive and very helpful.

VII. Adjourn

Motion was made by A. Tanner to adjourn at 7:35 p.m. There was no second to the motion. C. Kelleher adjourned the meeting.

Respectfully submitted,

J.S. Perreault
Recording Secretary