

Planning & Zoning Commission
Regular Meeting Minutes
Wednesday August 7, 2013
Clifford B. Green Meeting Center
69 South Main Street
7pm

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Luna A. Mainville

TOWN CLERK, BROOKLYN CT

In Attendance: Carlene Kelleher, Jana Roberson, AICP (Land Use Administrator), Craig Dunlop, Deane Rettig, Aaron Kerouack, David Fuss, Don Francis

Also in Attendance: members of the public.

Excused: Michelle Sigfridson, Derek Weselowski

- I. **Call to Order:** Carlene Kelleher called the meeting to order at 7:00pm
- II. **Roll Call:** Roll call shows six members present
- III. **Seating of Alternates:** none
- IV. **Adoption of Minutes:**
 1. Regular Meeting Minutes July 3, 2013-delayed until September meeting
 2. Special Meeting Minutes July 16, 2013-delayed until September meeting
- V. **Public Commentary:** Evan Sigfridson presented a map of a corner lot on Beecher Rd and Christian Hill Rd to discuss issues with the lot. Jana Robinson suggested changes/revisions to regulation 19.2 regarding distance of Accessory Buildings from property line.
- VI. **Unfinished Business:**
 - a. **Reading of Legal Notice:** Jana Roberson reads the legal notice into the record
 - b. **Continued Public Hearings:**
 1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot re-subdivision.
Paul Archer from Archer Surveying addressed the Commission regarding the topics of concern in the 1 lot re-subdivision.
 - a. Site line for driveway
 - b. Letter from Conservation Commission regarding a stone wall on the property
 - c. Archeologist review of the lot.Tommy Rukstela of the Brooklyn Highway Department reviewed plans, site lines and the proposed new location of the driveway and found no issues.
Nick Bellentone, walked the site and checked the stone wall, found no issues.
Inland Wetlands letter was also presented, stating that the issue was brought before them.
Deane Rettig made a motion to close the public hearing (SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot re-subdivision.) David Fuss seconds this motion. All in favor. Motion passed.
 - c. **New Public Hearing:**
 1. ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement.
Carlene Kelleher read into record the new verbiage for Administration and Enforcement.
This is the way surrounding towns conduct enforcement.
Deane Rettig made a motion to close the public hearing (ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement.) David Fuss seconds this motion. All in favor. Motion passed.
 - d. **Other Unfinished Business:**
 1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot re-subdivision.
 2. ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement.
 3. SD13-001 Carol Bard, Hyde Road, Map 25, Lot 45A, VCD Zone, 2-lot Subdivision.

Deane Rettig made a motion to approve the one lot re-subdivision application of Rene Barbeau of 263 Allen Hill Road, Brooklyn Assessor's Map 33 Lot 35-4 and identified in the files of the Brooklyn Land Use Office as SD13-002, in accordance with all final plans, documents and testimony submitted with the application and during the public hearing. Additionally, the Planning and Zoning Commission finds that the fee-in-lieu of open space was paid at the time of the original subdivision and is not required at this time. David Fuss seconds this motion. All in favor. Motion passed.

Deane Rettig made a motion to approve the revisions to Article 18-Administration and Enforcement as proposed in order to create consistency with the Brooklyn Zoning Regulations, the Brooklyn Town Code, and the CT General Statutes. David Fuss seconds this motion. All in favor. Motion passed.

Deane Rettig made a motion to approve the one lot subdivision application of Carol Bard of Hyde Road, Brooklyn Assessor's Map 25 Lot 45A and identified in the files of the Brooklyn Land Use Office as SD13-001, in accordance with all final plans, documents and testimony submitted with the application and during the public hearing and including the following conditions:

1. That, at the time of sale of the lot and prior to the issuance of a zoning permit for development on the new lot, a fee in lieu of open space shall be paid by the applicant to the Town in accordance with the requirements of CT General Statutes 8-25, and
2. That, prior to the recording of the final subdivision plans in the office of the Brooklyn Town Clerk, the access right of way and utility easement over Lot 2 in favor of Lot 1 shall be reviewed and approved by the Town Attorney and that, at the time of sale of the lots, said easements shall be recorded on the land records along with the deeds.

Don Francis seconds this motion. All in Favor. Motion passed.

VII. New Business:

a. Applications:

1. SP13-005 Premier Chevrolet, 512 Providence Road Map 41 Lot 14, PC Zone, New Façade, Canopy and Wall signs.

Greg Gloud of Killingly Engineering Associates is representing Premier Chevrolet. He showed the commission members what the proposed changes will look like. This is being presented to keep up with GM branding and corporate image, which will include the 26x26 canopy, Chevrolet sign, new façade.

Deane Rettig made a motion to accept application SP13-005 Premier Chevrolet, 512 Providence Road Map 41 Lot 14, PC Zone, New Façade, Canopy and Wall signs. Set a public hearing for September 4, 2013, 7pm, at the Clifford B. Green Memorial Center, 69 South Main Street. David Fuss seconds this motion. All in favor. Motion passed.

2. SD13-03 Jeffry Weaver, Paradise Drive, Tripp Hollow Road, Map 14, Lot 3-1, RA Zone, 3-lot re-subdivision.

Deane Rettig made a motion to accept application SD13-03 Jeffry Weaver, Paradise Drive, Tripp Hollow Road, Map 14, Lot 3-1, RA Zone, 3-lot re-subdivision. Set a public hearing for September 4, 2013, 7pm, at the Clifford B. Green Memorial Center, 69 South Main Street. Don Francis seconds this motion. All in favor. Motion passed.

VIII. Reports of Officers and Committees:

1. Zoning Enforcement Officer's Report July 2013.
ZEO's Report was included in the commissioner's packet.
2. Update on Town Ordinances-discussion regarding the multitude of signs being placed throughout the Town of Brooklyn. Jana Roberson will be conducting sign inspections along certain commercial corridors. She will be notifying those involved.

Dunkin Donuts is now open 24 hours. Discussion held as to how many others will be doing this when Wal-Mart opens. This will also create an increase in traffic. It was also discussed if this type of change in hours is covered under the regulations due to the factor that it will be considered intensification of use. Final discussion was that nothing needs to be done at this time, if the only change will be different hours of operation.

3. Wal Mart Update. Milone and MacBroom Report included in commissioner's packet
There has been slope damage due to all the rain we have been having. The herpetile deflector barrier along the fencing in the rear of the site has not been installed. Warning was issued regarding silt traveling into Long Brook during the heavy rains we have been receiving lately. Gravel was placed at silt fence area to help with the issue.
4. Regulations Subcommittee. No discussion
5. Route 169 Recommendations Follow-up Subcommittee-no discussion
6. Budget-included in the commissioner's packets. Deane Rettig would like to see the amount of revenue that P&Z generates, included in this report.
7. Chairman's Report-nothing additional to include

IX. Public Commentary:

Lisa Arends addressed the commission with the following questions:

Lisa Arends was interested in finding out if the rocks that were on Courtesy Ford site were going to stay there. She was told that some rocks would be removed and plants would be placed there to avoid erosion.

Lisa Arenda also explained to the commission that they should be concerned about 24/7 operations of businesses in Brooklyn and how this might affect Brooklyn's future and take away from Brooklyn's characteristic. Lisa Arends told the commission that the public should be involved in this decision because there were so many towns people who were against 24/7 businesses. She was concerned with commission being proactive rather than reactive.

The Milone & Macbroom report will be posted to the website by Jana Roberson.

Lisa Arends questioned if the detention basins were functioning properly, even though they were damaged by heavy rainfall. Jana Roberson did inform Lisa Arends that they are functioning. Lisa Arends questioned the gravel operation behind Brickyard Road. Jana Roberson stated that the issue has not been brought to the commission's attention at this time.

Lisa also questioned the conservation easement for the Wal-Mart project stating there was a condition that the roads would be removed on the west side of the property and vegetation planted. CL&P wants the road to remain. Jana Roberson did state that CL&P would need to present a modification of the WalMart approval if there are to be any changes other than originally planned.

The stone wall being made of cut stone and not of native Brooklyn stones as originally agreed upon was the next topic. Consensus of the commission members during public hearings was that the stone wall that has been built looks nice.

X. Adjourn:

Deane Rettig made a motion to adjourn. Craig Dunlop seconds this motions. All in favor.
Meeting adjourned 9:15pm

Respectfully Submitted,

Lisa Scribner
Recording Secretary

BROOKLYN PLANNING AND ZONING COMMISSION
REGULAR MEETING OF

ROLL CALL VOTES: August 07, 2013

Board Members:	Attendance	1	2	3	4	5	6	7
Kelleher-Chair	X	+	+	+	+	+	+	+
Rettig-Vice Chair	X	+	+	+	+	+	+	+
Sigfridson-Secretary								
Dunlop	X	+	+	+	+	+	+	+
Francis	X	+	+	+	+	+	+	+
Fuss	X	+	+	+	+	+	+	+
Kerouack	X	+	+	+	+	+	+	+
Wesolowski								
Alternate								

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- Motion 1 mm was made by Deane Rettig to close the public hearing (SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot re-subdivision.) David Fuss seconds this motion. All in favor. Motion passed.
- Motion 2 mm was made by Deane Rettig to close the public hearing (ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement.) David Fuss seconds this motion. All in favor. Motion passed.
- Motion 3 mm was made by Deane Rettig made a motion to approve the one lot re-subdivision application of Rene Barbeau of 263 Allen Hill Road, Brooklyn Assessor's Map 33 Lot 35-4 and identified in the files of the Brooklyn Land Use Office as SD13-002, in accordance with all final plans, documents and testimony submitted with the application and during the public hearing. Additionally, the Planning and Zoning Commission finds that the fee-in-lieu of open space was paid at the time of the original subdivision and is not required at this time. David Fuss seconds this motion. All in favor. Motion passed.
- Motion 4 mm was made by Deane Rettig to approve the revisions to Article 18-Administration and Enforcement as proposed in order to create consistency with the Brooklyn Zoning Regulations, the Brooklyn Town Code, and the CT General Statutes. David Fuss seconds this motion. All in favor. Motion passed.
- Motion 5 mm was made by Deane Rettig to approve the one lot subdivision application of Carol Bard of Hyde Road, Brooklyn Assessor's Map 25 Lot 45A and identified in the files of the Brooklyn Land Use Office as SD13-001, in accordance with all final plans, documents and testimony submitted with the application and during the public hearing and including the following conditions:
1. That, at the time of sale of the lot and prior to the issuance of a zoning permit for development on the new lot, a fee in lieu of open space shall be paid by the applicant to the Town in accordance with the requirements of CT General Statutes 8-25, and
 2. That, prior to the recording of the final subdivision plans in the office of the Brooklyn Town Clerk, the access right of way and utility easement over Lot 2 in favor of Lot 1 shall be reviewed and approved by the Town Attorney and that, at the time of sale of the lots, said easements shall be recorded on the land records along with the deeds. Don Francis seconds this motion. All in Favor. Motion passed.
- Motion 6 mm was made by Deane Rettig to accept application SP13-005 Premier Chevrolet, 512 Providence Road Map 41 Lot 14, PC Zone, New Façade, Canopy and Wall signs. Set a public hearing for September 4, 2013, 7pm, at the Clifford B. Green Memorial Center, 69 South Main Street. David Fuss seconds this motion. All in favor. Motion passed.
- Motion 7 mm was made by Deane Rettig to adjourn. Craig Dunlop seconds this motions. All in favor. Meeting adjourned 9:15pm

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
P.O. BOX 356
CONNECTICUT 06234**

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF ACTION**

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Karna A. Mainelli
TOWN CLERK, BROOKLYN CT

At the recent regular meeting of the Planning and Zoning Commission on August 7, 2013, the following action was taken:

1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 Lot Re-Subdivision-APPROVED WITH CONDITIONS.
2. ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement-APPROVED.
3. SD13-001 Carol Bard, Hyde Road, Map 25, Lot 45A, VCD Zone, 2-Lot Subdivision-APPROVED WITH CONDITIONS.

Any appeals are to be filed with the superior court 15 days from the date of the legal notice appearing in the paper.

Dated this 12th day of August 2013.

Carlene Kelleher
Chairman

Please publish Tuesday, August 13, 2013 in the legal section of the Bulletin. Use Account Number 10089300. Call Audrey with any questions at 860-779-3411.

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PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
P.O. BOX 356
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TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on Wednesday August 7, 2013 at 7:00 p.m. at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

1. ZRC13-001 Zoning Text Revision to Article 18 Administration and Enforcement.

A complete copy of the proposed text amendment is on file and available for review in the Planning Office located at the Brooklyn Town Hall, 4 Wolf Den Road, Brooklyn, CT.

All interested parties may appear and be heard and written correspondence received.

Dated this 24th day of July 2013

Carlene Kelleher
Chairman

Please publish in the legal section of the Bulletin Friday July 26, 2013 and Friday August 2, 2013. Please use Account 10089300. Call Audrey with any questions at 860-779-3411.