

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

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
SPECIAL MEETING MINUTES
JANUARY 17, 2012
Clifford B. Green Memorial Center
69 South Main Street
7:00 p.m.**

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Series A - Mainville
TOWN OF BROOKLYN CT**

- I. Call to Order:** The meeting was called to order at 7:05 p.m.
- II. Roll Call:** Carlene Kelleher, Deane Rettig, Tom Doherty, Don Francis, Craig Dunlop, Henry Moses, Al Sandholm and Michelle Sigfridson.

Absent: David Fuss and Paul Camara with notice.

Staff Present: Jim Larkin, NECCOG Planner, Audrey Cross-Lussier, Secretary.

Also Present: Lisa Arends and Jules D'Agostino, Michael Myafelski, WINY Radio.

- III. Seating of Alternates:** None.

- IV. Public Commentary:**

Jules D'Agostino, Barrett Hill Road thanks and applauds the effort of the PZC to set goals. Mr. D'Agostino stated that Route 169 is one of two National Scenic Byways. Mr. D'Agostino would like to see this become a complete corridor from Canterbury to Pomfret and become part of the Village Center District and a way in which it can be protected. Mr. D'Agostino feels that this is an obligation to the community and suggests that a Subcommittee be formed to address this. Mr. D'Agostino gives Commission members his recommendations for suggested provisions to the regulations for the Village Center District. Mr. D'Agostino encourages that the Green Energy Regulations be a high priority on the list of Planning Priorities. Mr. D'Agostino's concerns are with regard to windmills.

Tom Doherty comments that at the last meeting during the discussion of the Eggs Property it was not mentioned if the cost to demolish the coops was included in the total sale price. Chairman Kelleher addressed this with Mr. Doherty.

- V. New Business:**

- 1. Build Out Presentation-Jim Larkin NECCOG Planner:**

Mr. Larkin commented that originally what was provided at the Subcommittee meeting was not an actual build out but an example of what software is available to NECCOG which is Community VIS 360 from Placeways, Vermont. Mr. Larkin stated that some Brooklyn data is available in the VIS 360 software and is for visual purposes only.

Mr. Larkin discussed the definition of a build out.

Mr. Larkin demonstrated the VIS 360 software to Commission members. Discussion held.

2. Sign Regulations:

Mr. Larkin reviewed the changes/additions made to the draft sign regulations dated 12/19/11 – Sections 10.1.through 10.11. Discussion held.

Discussion was held with regards to adding language to the regulations for display/signs (i.e., wagons containing advertising signs) with size and site specific restrictions. Mr. Larkin will make the discussed language changes.

Chairman Kelleher recommends to Commission Members to review the draft regulation and this will on next month agenda for further discussion.

3. Planning Priorities:

POCD Matrix:

Commission Members discussed the Plan of Conservation and Development 2011-2021 Implementation Matrix – Recommendation; Priority Level; Lead Entity; and Timeframe. Commission members discussed the following areas that the Planning and Zoning Commission are to be involved with:

Agriculture #7 and #14; Economic Development #3 and #6; Education #2 and #5; Governance and Administration #5 and #13; Historic Preservation #7, #8, and #9; Housing #1, #3, #4, #5, #9, and #10; Open Space & Natural Resources Conservation #1, #2, #3, #6, #7 and #11; Transportation #7, #9 and #10.

Chairman Kelleher recommends adding to the Priority List the following: Zone Protection for Route 169; Historic District; Promote Affordable Housing; Low Impact Development Best Management Practice (Subdivision Regulations); Wauregan end of Brooklyn and East Brooklyn Village Center Districts.

Kennel Regulations:

Chairman Kelleher commented that this was placed on the agenda due to the split in the Commission's decision whether or not to entertain regulations. The outcome from the last meeting from half the Commission was to see how other Towns address Kennel Regulations.

Traffic Study:

Don Francis discusses the reasons why a Traffic Study should be implemented - traffic count, speed, maintenance priorities, and recommended changes in restrictions to traffic caused by Wal-Mart development. Discussion held.

Chairman Kelleher recommends this to be sent to the Board of Selectmen.

VCD Regulations:

Chairman Kelleher commented that this is still in progress.

Green Energy Regulations:

Jim Larkin is going to have a contractor and/or someone from the Citing Council come in and give direction as to where their regulations are going. Don Francis suggests having Veterinarian Geoffrey Westfall be invited to a meeting as he has recently had solar panels installed at his business.

PC Zone Build out (including CAP size):

Deane Rettig recommends that this become a high priority on the Planning Priority list. Discussion held. Jim Larkin will discuss this issue with Executive Director John Filchak and report back to the Commission with regards to compiling a map.

Henry Moses leaves the meeting at 9:35 p.m.

Review of Subdivision Regulations:

Discussion was held with regards to promoting affordable housing and low impact development and best management practices.

Rezoning of South Main Street:

Tom Doherty suggests sending a letter out to the South Main Street residents regarding the issue of rezoning and retrieve their input. Chairman Kelleher feels that this is a planning issue and what is best for the Town. Chairman Kelleher recommends keeping this on the Planning Priority list for future discussion. Discussion held.

Special Events:

Chairman Kelleher commented that she, Chuck Dobrowski, Jim Larkin and Austin Tanner will be meeting with Attorney Peter Alter on Thursday, January 19, 2012 to review the Special Events Draft.

VI. Public Commentary:

Lisa Arends, Allen Hill Road, asked the Commission what they would like the Commercial Zone to look like and keep this in mind when discussing size caps and the build out. Ms. Arends speaks to the survey data that is within the POCD document. Ms. Arends also speaks to low impact development; traffic study; and kennel regulations.

Michael Myafelski, Wauregan Road, questioned where the Commission will be heading with regards to Kennel Regulations. Chairman Kelleher commented that this is ongoing and still on the Priority List. Mr. Myafelski offered to investigate how other Town's handle Kennel Regulations and will compile information for the Commission to review.

Chairman Kelleher appoints Jules D'Agostino as the Chairman of an Advisory Subcommittee to come up with a report for zone protection for Route 169. Mr. D'Agostino will be in contact with Chairman Kelleher.

VII. Adjourn: A motion was made by Al Sandholm to adjourn the meeting at 10:15 p.m. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.



Audrey Cross-Lussier
Recording Secretary

BROOKLYN PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF JANUARY 17, 2012

ROLL CALL VOTES:

Board Members:	Attendance	1									
Kelleher-Chair	X	+									
Rettig-Vice Chair	X	+									
Sandholm-Secretary	X	+									
Doherty	X	+									
Dunlop	X	+									
Fuss Absent with notice											
Francis	X	+									
Moses	X	+									
Sigfridson	X	+									
Camara Absent with notice											
- Alternate											
- Alternate											

Motion 1 mm was made by Al Sandholm to adjourn the meeting at 10:15 p.m. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

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Deane Q. Mainville
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