

**Planning & Zoning Commission
Special Meeting Minutes
Tuesday September 17, 2013
Clifford B. Green Memorial Center
69 South Main Street
7pm**

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In Attendance: Carlene Kelleher, Jana Roberson, AICP (Land Use Administrator), Don Francis, Michelle Sigfridson, Derek Wesolowski

Also in Attendance: members of the public.

Excused: David Fuss, Deane Rettig, Craig Dunlop

- I. **Call to Order:** 7:15pm. no quorum. No recorded minutes.
- II. **Roll Call:**
- III. **Seating of Alternates:**
- IV. **Public Commentary:** Ron Ventura addressed the commission with his concerns and what the Economic Development Commission has discussed as concerns they see in town.
 1. The Route 6 design guidelines are confusing. It is not clear what is required and what is just guidance.
 2. Signs need to be prominent so people can find them without "rubbernecking".
 3. Sidewalks in town should have some sort of lighted path so pedestrians are safe.
 4. Be careful of overabundant landscaping.
 5. Security, lighting, and visibility are all important and connected.
 6. The parking lots should be connected in a way so that residents won't have to drive in and out of each shopping area. Perhaps there should be a feasibility study.
 7. Park benches and similar amenities can attract loiterers.
 8. Please let Lyn LaCharite know about any potential new businesses.
 9. Apartments over stores can lead to problems.
 10. Tree barriers would be a nice touch to "hide" some businesses from the main road.
- V. **Unfinished Business:**
 1. **Discussion of Planned Commercial District.**

Don Francis addressed the commission stating Commercial Development on S. Main St can be developed by asking yourself what types of businesses will generate the most for the Town of Brooklyn, he then suggested to have those types of businesses become part of the Commercial Zoning District.

Jana Roberson presented a map of Rte 6 and discussed her view of the redevelopment possibilities along with the "big picture" and reminded everyone, what is in a particular area now, may not be there in the future with redevelopment options. She also discussed the additional possibility for business use on Allen Hill Rd being comprised of medical office buildings.

Ron Ventura said Brooklyn should look at Professional Offices which will be located in a residential area, and what impact, if any, this would have on the community. He also felt there should be some leniency when considering small/ entrepreneurial businesses.

There was discussion back and forth amongst commission members as to how they felt regarding mixed use neighborhoods in the Danielson/Killingly area and if this should be something Brooklyn should consider.
 2. **Discussion of corner lots**

Jana Roberson presented a diagram pertaining to corner lot use and placement of accessory buildings which is regulations 19.2. She discussed several scenarios and different ways to interpret them. Suggested changes were discussed.

VI. New Business:

1. Discussion of Route 169-Limited Business Enterprises

Michelle Sigfridson explained the initial group at that meeting gave examples of Limited Business Enterprises. The current group has decided not to give a list of what are acceptable Limited Business Enterprises, instead discuss design, hours of operation, number of cars per hour. Jana Roberson read the summary of considerations page in the regulations to the commission members. Jana Roberson will work on the definition and standards regarding Limited Business Enterprises to be brought before the P&Z Commission when complete.

2. Discussion of Enterprises in the Home.

Currently only applies to the village district and the RA Zone. Jana Roberson will work on this zoning regulation.

Currently the Tiffany Community Center is unable to have a daycare because of the zone it falls into. The commission members would like to see this re-zoned to allow some type of business in there that will fit, so that Brooklyn can make use of this property. Jana Roberson will check on "floating zones" to see if this would be an option.

VII. Public Commentary: none

VIII. Adjourn: meeting adjourned at 9:42pm

Respectfully Submitted,

Lisa Scribner
Recording Secretary