

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN**

P.O. BOX 356  
CONNECTICUT 06234

**PLANNING AND ZONING COMMISSION**

**TOWN OF BROOKLYN**

**REGULAR MEETING MINUTES**

May 2, 2012

Clifford B. Green Memorial Center

69 South Main Street

7:00 p.m.

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2012 MAY -8 A 8:14  
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**I. Call to Order:** The meeting was called to order at 7:02 p.m.

**II. Roll Call:** Carlene Kelleher, Don Francis, Henry Moses, Craig Dunlop, Al Sandholm, Michelle Sigfridson and Tom Doherty.

**Absent:** Paul Camara, David Fuss and Deane Retig absent with notice.

**Staff Present:** Chuck Dobrowski, ZEO, Audrey Cross-Lussier, Recording Secretary.

**Also Present:** Public in Attendance.

**III. Seating of Alternates:** None.

**IV. Adoption of Minutes:** Regular meeting minutes of April 4, 2012.

A motion was made by Tom Doherty to approve the meeting minutes of April 4, 2012. Don Francis seconds this motion. Chairman Kelleher would like to make a motion to amend the minutes on page 2 next to the last paragraph that states "Chairman Kelleher was in favor of the motion because the Commission should be complying with FOI requirements in order to help promote open and transparent Government not to appease people." Discussion held. Michelle Sigfridson seconds Ms. Kelleher's motion. All in favor. Tom Doherty abstains. The motion passes.

**V. Public Commentary:**

Lisa Arcends, Allen Hill Road, stated that she has taken the time and expense to purchase and listen to the audios of the March 7, 2012 and April 4, 2012 meetings. The following are highlights of the comments and opinions made by Ms. Arcends:

- Commented with regards to the request made to the First Selectman and the PZC Commission with regards to the Size Cap Subcommittee following FOI Guidelines and the matter of non-compliance and illegality of a meeting that took place which was in violation of FOI.
- Commented with regards to her statement about Staff and FOI, was not directed at any one person, but to all persons.

- Commented with regards to the accurate recording of the meeting minutes vs. audio, i.e., Mr. Sandholm's comments and the word appease not being used in the 3/7/12 meeting. Ms. Arends gives her opinion regarding this.
- Stated that her only purpose to bring this up was a violation of FOI and non-transparent government.
- Commented with regards to a question of policy and procedures – would like an opinion from the Town Attorney with regards to whether a Commission member who did not attend a meeting but read the meeting minutes, and felt up to speed to vote, can take actions at the next Commission meeting.

Chairman Kelleher noted Ms. Arends comments and will refer the policy and procedure question to the Town Attorney. Discussion held.

#### **VI. Unfinished Business:**

1. Sign Regulations – Chairman Kelleher commented that Mr. Larkin will be arriving late, therefore, requests moving this agenda item to later in the meeting.

A motion was made by Al Sandholm to move discussion on Sign Regulations further down on the agenda when Mr. Larkin arrives. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

- a. Reading of Legal Notice: None.
- b. Continued Public Hearings: None.
- c. New Public Hearings: None.
- d. Other Unfinished Business: None.

#### **VII. New Business:**

##### **a. Applications:**

1. HB12-001 Bruce Adams, 242 Bailey Woods Road, Map 22, Lot 33-1, RA Zone; Machine Shop.

A motion was made by Al Sandholm to accept application HB12-001 and be heard at the June 6, 2012 regular meeting. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. SPG12-001 Redmond Properties, LLC Bailey Woods Road, Map 22, Lot 8, RA Zone; Gravel Removal, approximately 30,000 cubic yards.

Al Sandholm makes a motion to accept application SPG12-001 and to set a public hearing for June 6, 2012. Michelle Sigfridson seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Tom Doherty asked Mr. Dobrowski if the checklist for sand and gravel will be followed. Mr. Dobrowski stated yes.

##### **b. Other New Business:**

**1. Discussion of modification of approved application SP11-004 Gregory Michaelidis, Harris Avenue, Map 24, Lots 6773/74 VCD Zone-Relocation of Driveway.**

Mr. Dobrowski stated that a representative from Killingly Engineering Associates was to be present to discuss this modification of application SP11-004, however, they are absent.

Mr. Dobrowski gave a brief presentation of the modification. On the approved site plan the original driveway went between the two duplexes with parking in the rear. The proposed modification will be keeping the two buildings the same width apart, but place the driveway on the right hand/north side of the property and access the back. There will be very little changes in grading. Mr. Dobrowski stated that the applicant would like to know if this will be considered a modification of the approved plan or if a new application will be required. Discussion held. This item will be added to next month's agenda for further discussion.

**VIII. Reports of Officers and Committees:**

**1. Zoning Enforcement Officer's Report April 2012.**

Mr. Dobrowski gave a detailed summary of the Zoning Enforcement Officer's Report for the month of April 2012. A zoning permit has been issued for Wal-Mart. The plans are being reviewed by a consultant.

Chairman Kelleher, Mr. Dobrowski spoke with Selectman Tanner with regards to calling a strategy meeting together with the ZEO, Building Official, Jim Larkin, Syl Pauley, Building Office Assistant, to discuss the building progress as it moves along and making sure that all conditions imposed by PZC and IWWC are met. Discussion held.

Courtesy Ford: Tom Doherty suggested holding the issuance of the Certificate of Completion/Occupancy until all PZC Conditions have been met. Mr. Dobrowski commented that at the initiative the Building Official, John Berard and the Zoning Enforcement Officer, they have declined to issue the Certificate of Completion/Occupancy until all PZC conditions are met. Discussion held.

Al Sandholm property abutter belatedly recused himself from the discussion of Courtesy Ford. Mr. Sandholm sat and listened during the discussion and did not partake in the discussion.

Al Sandholm rejoined the table.

Michael Masse, 173 Wauregan Road: Mr. Dobrowski and Mr. Larkin met with Mr. Masse. During the last conversation Mr. Dobrowski had with Mr. Masse, Mr. Masse stated he was not sure at this point what he was going to do. Mr. Dobrowski stated that there has been no activity on the project, however, Mr. Masse is aware that he needs to come to the Commission for a permit. Discussion held.

Darlene Otto (property owner), 140 Creamery Brook Road: Mr. Aubin, resident at 140 Creamery Brook Road has been playing paintball on the property approximately once per month involving 4-6 people. Mr. Aubin and an adjacent neighbor had an agreement with regards to this activity. The neighbor recently complained to the First Selectmen with regards to Mr. Aubin playing paintball on the property who forwarded the complaint to the Zoning Enforcement Officer. Mr. Dobrowski explained to Mr. Aubin that an agreement would have to be reached with the neighbor or the playing of paintball will have to stop. Discussion held.

Townsend Property-Shoppes at Brooklyn Commons (Route 6): Mr. Dobrowski stated he measured the trees that have been planted. The trees measure approximately 2 inches and stand 10-12 feet tall. Mr. Dobrowski stated that within the condition there was no caliper size for the trees. Discussion held.

Saveway Petroleum: Don Francis asked for an update. Mr. Dobrowski stated there has been no parking there and the owner told Mr. Dobrowski that he is not going to use this area at all. Discussion held.

Brooklyn Oil: Mr. Dobrowski stated he had shot a photograph of one area for Mr. Eggers to clean up which has been done. Mr. Eggers is now starting to clean up another area on the property. Discussion held.

Unregistered Motor Vehicles: Tom Doherty mentioned that Mr. Dobrowski has been working with the Assessor's Office with regards to identifying unregistered motor vehicles in Town. Mr. Doherty stated this may be a profit to the entire Town. Discussion held. Mr. Francis comments on vehicles that are parked at the old gas station adjacent to the Town Hall. Mr. Dobrowski will look into this issue.

Learning Clinic: Tom Doherty asked for an update. Jim Larkin received an e-mail from Attorney Peter Alter whose opinion is that the appropriate resolution is to adopt a regulation change to accommodate the existence of a properly accredited private school as a permitted use and to afford the commission control of any additional changes through the special permit, site plan approval process, and not limit the use to just the RA Zone if it may be appropriate in other zones as well. Discussion held.

Chairman Kelleher directs the Commission back to the beginning of the Agenda. Mr. Larkin arrived at this time.

#### **VI. Unfinished Business: Sign Regulations.**

Jim Larkin discussed the changes made to the Sign Regulations draft 4/2/12 – Section 10.1.7; Definition of a vehicle; Definition of a Free Standing Sign; and Section 10.6.1.2. Henry Moses voiced his concerns with regards to back lit interior lit signs. Don Francis voiced his concerns with regards to Section 10.4.4 A Frame Signs. Lengthy discussion held. Mr. Larkin noted changes made by the Commission.

Chairman Kelleher recommended Mr. Larkin e-mail the noted corrections to Commission Members for their review. A public hearing date will be set at the June meeting.

Chairman Kelleher directs the Commission back to VIII. Reports of Officers and Committees:

#### **2. Regulations Subcommittee:**

Chairman Kelleher commented that Don Francis attended the last Regulation Subcommittee meeting and a thorough discussion was held with regards to the re-zoning of the Egges Property. It was the consensus to leave the zones as is, RA and VCD.

Chairman Kelleher would like to schedule the next regulations subcommittee meeting for May 16<sup>th</sup> at the Town Hall upstairs.

#### **3. Route 169 Scenic Highway Protection Update:**

Chairman Kelleher commented that she receives e-mails from Mr. D'Agostino and states that the subcommittee is very well organized, focused and is moving right along. Don Francis stated that there will be another meeting on May 8, 2012 with only one more meeting after that.

**4. Cap Size Build-Out Update:**

Al Sandholm stated a meeting will be scheduled for next week depending on the availability of a Town Hall Room. An agenda will be posted once a date is set.

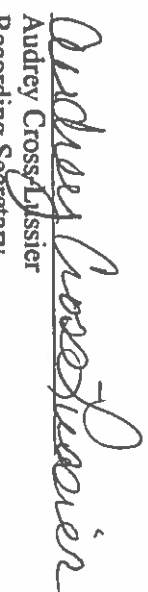
**5. Budget:**

A copy of the profit & loss budget vs. actual July 2011 through June 2012 was in the packet for review by the Commission.

**6. Chairman's Report:** Nothing new to report.

**IX. Public Commentary:** None.

**X. Adjourn:** A motion was made by Henry Moses to adjourn the meeting at 8:35 p.m. Craig Dunlop seconds this motion. No discussion held. All in favor. The motion passes unanimously.

  
Audrey Cross-Lyssier  
Recording Secretary

**BROOKLYN PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF MAY 2, 2012**

**ROLL CALL VOTES:**

Board Members:		Attendance																		
		1	2	3	4															
Kelleher-Chair	X	+	+	+	+															
Rettig-Vice Chair	Absent with notice																			
Sandholm-Secretary	X	+	+	+	+															
Doherty	X	abs	+	+	+															
Dunlop	X	+	+	+	+															
Fuss	Absent with notice																			
Francis	X	+	+	+	+															
Moses	X	+	+	+	+															
Sigfridson	X	+	+	+	+															
Canara	Absent with notice																			
- Alternate																				
- Alternate																				

Motion 1      mm was made by Tom Doherty to approve the meeting minutes of April 4, 2012. Don Francis seconds this motion. Chairman Kelleher would like to make a motion to amend the minutes on page 2 next to the last paragraph that states "Chairman Kelleher was in favor of the motion because the Commission should be complying with FOI requirements in order to help promote open and transparent Government not to appease people." Discussion held. Michelle Sigfridson seconds Ms. Kelleher's motion. All in favor. Tom Doherty abstains. The motion passes.

Motion 2      mm was made by Al Sandholm to accept application HB12-001 and be heard at the June 6, 2012 regular meeting. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 3      mm was made by Al Sandholm to accept application SPG12-001 and to set a public hearing for June 6, 2012. Michelle Sigfridson seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 4      mm was made by Henry Moses to adjourn the meeting at 8:35 p.m. Craig Dunlop seconds this motion. No discussion held. All in favor. The motion passes unanimously.

TOWN CLERK'S OFFICE  
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 2012 MAY -3 P 3:40  
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 Maria A. Mainville  
 TOWN CLERK BROOKLYN C

**BROOKLYN PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF MAY 2, 2012 (Amended)**

**ROLL CALL VOTES:**

Board Members:	Attendance	1	2	3	4	5														
Kelleher-Chair	X	+	+	+	+	+														
Retting-Vice Chair	Absent with notice																			
Sandholm-Secretary	X	+	+	+	+	+														
Doherty	X	abs	+	+	+	+														
Dunlop	X	+	+	+	+	+														
Fuss	Absent with notice																			
Francis	X	+	+	+	+	+														
Moses	X	+	+	+	+	+														
Sigfridson	X	+	+	+	+	+														
Canara	Absent with notice																			
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Motion 2 mm made by Al Sandholm to move discussion on Sign Regulations further down on the agenda when Mr. Larkin arrives. Henry seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 3 mm was made by Al Sandholm to accept application HB12-001 and be heard at the June 6, 2012 regular meeting. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 4 mm was made by Al Sandholm to accept application SPG12-001 and to set a public hearing for June 6, 2012. Michelle Sigfridson seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 5 mm was made by Henry Moses to adjourn the meeting at 8:35 p.m. Craig Dunlop seconds this motion. No discussion held. All in favor. The motion passes unanimously.

RECEIVED  
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2012 MAY -3 P 4: 31  
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2012 MAY -3 P 4: 31