



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

OFFICE OF SELECTMEN
TELEPHONE: 860-779-3411

TOWN CLERK
TELEPHONE: 860-779-5032

ASSESSOR
TELEPHONE: 860-774-5611

TAX COLLECTOR
TELEPHONE: 860-774-4072

**Planning and Zoning Commission
Special Meeting Minutes
7:00pm Thursday June 7, 2012
Clifford B. Green Memorial Center**

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Deane A. Mainville
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- I. **Call to Order:** Meeting called to order at 7:10pm.
- II. **Roll Call:** Roll call showed eight members present, Deane Rettig absent. Henry Moses made a motion to move item VII.b.4 up on the agenda. Don Francis seconded the motion. Motion passed.
- III. **New Alternate Member Aaron Kerouack – term 10/1/12:** David Fuss made a motion to move Aaron Kerouack up to a regular member to take the place of Al Sandholm. Craig Dunlop seconded the motion. Motion passed.
- IV. **Adoption of Minutes:** Don Francis moved to accept minutes of May 2, 2012. Tom Doherty seconded the motion. Motion passed – Fuss & Camara abstained.
- V. **Public Commentary:** Mr. Lohbusch commented on demolition of old Recreation Building and wants assurance a new building can be built on site. Mr. Dobrowski stated it is in the VCD zone and can be built subject to VCD rules and special permit.
- VI. **Unfinished Business:**
 1. HB12-001 Bruce Adams, 242 Bailey Woods Rd, Map 22, Lot 33-1, RA Zone; Machine Shop: Machine shop in garage, will repair and/or sub contract. No employees; hours after work 3:30pm-9pm. Mr. Moses made a motion to approve. Mr. Fuss seconded the motion. Motion passed.
 2. Sign regulations: 10.1.7 added; 4 criteria:
 - i. 10.4.4 portable signs – remove during non-business hours
 - ii. 10.6.4 remove during non-business hours
 - iii. 10.7.3 added illumination – constant intensity, no flashing
 - iv. 10.8.9 no light outside escape- only direct light. No spot light located over 25' highMr. Fuss moved to set public hearing date for sign regulations at the July 4, 2012 meeting. Mr. Moses seconded the motion. Motion passed. Ask Audrey to put the sign regulations on the website.
 3. Definition of Private School: Subject to public hearing in RA zone. Mr. Doherty asked about noise issue. Mr. Dobrowski will get information on use and noise. Choice #1 was chosen *see attached. Mr. Larkin will come up with choices for public school definition.
- a. **Reading of Legal Notice:**
- b. **Continued Public Hearings:** None
- c. **New Public Hearings:**

1. SPG12-001 Redmond Properties, LLC, Bailey Woods Road, Map 22, Lot 8, RA Zone; Gravel Removal, approximately 30,000 cubic yards: Bruce Woodis from KWP presented gravel plans and discussed future five lot subdivision. Mr. Pauley commented on buffering 200' from structures and 100' from property lines, drive way will entail removal of 10% of project to construct and drive way slope issues.

Jim Montgomery 48 Bailey Woods Rd: Road safety

Ryan Brais 57 Old Kimball Rd: Conservation subdivision concern

Kay Tavernier 225 Bailey Woods Rd: Petition presented

Gary Fountain 133 Bailey Woods Rd: Ground water change

Mike Barry 100 Anderson Rd: Concerned of wells and the road for trucks

Herb Hawes: 200 Bailey Woods Rd: Wildlife and school busses

Don Francis: Traffic study on Bailey Woods Rd

Pam Childs 12 Sunset Ext: Wildlife and environmental concerns, hazardous issues with trucks

Roger Engle 414 Canterbury Rd: Traffic study, charge people to use road

Lisa Arends: 10 year POCD

Donald Chasse 36 Sunset Drive: Trucks and road use

Bruce & Renee Adams 242 Bailey Woods Rd: Cars out of daycare

Craig Lyon 26 Beecher Road: Wetland, wildlife corridor. Environmental study

Leslie Chasse 36 Sunset Dr: Items to address before next meeting; buffer, site line, hydrology report, drive way radius and traffic study.

Dave Fuss made a motion to continue the public hearing on July 11, 2012. Craig Dunlop seconded the motion. Motion passed.

d. Other Unfinished Business:

1. SPG12-001 Redmond Properties, LLC, Bailey Woods Road, Map 22, Lot 8, RA Zone; Gravel Removal, approximately 30,000 cubic yards: Henry Moses moved to table this item..
2. Discussion of modification of approved applications SP11-004 Gregory Michaelidis, Harris Avenue, Map 24, Lots 67/73/74 VCD Zone-Relocation of Driveway: Reference party did not attend, continued to 7/11/2012.

VII. New Business:

a. Applications

b. Other New Business

1. Preliminary discussion of open space versus conventional subdivision Redmond Properties LLC, Bailey Woods Road, Map 22, Lot 8, RA Zone: Referred to Attorney.
2. Resignation letter from PZC Secretary Albert Sandholm: Mr. Sandholm has submitted a letter of resignation. Mr. Doherty suggests Mrs. Kelleher write a letter to Mr. Sandholm thanking him for his service.
3. Election of PZC Secretary: Mr. Fuss made a motion to nominate Michelle Sigfridson as the PZC secretary. Mr. Dunlop seconded the motion. Motion passed.

VIII. Reports of Officers and Committees:

1. Zoning Enforcement Officer's Report May 2012: Ground mounted solar, treated the same as structure. John Martin, Courtesy Ford, KWP will address plan at the 7/11/12 meeting. Mr. Regis, three acre gravel parcel reclaimed, planted pines. Report as to what ZEO is permitted to do. VCD- he can ok light use; Commercial and Industrial- change of use permitted; Permit for home offices, signs and vendor permits; change of ownership of gravel must be reported. Brooklyn Oil is making progress. Townsend landscaping, Mr.

Dobrowski will check landscaping on file. Mr. Dobrowski will check to see if Rawson can bring material on site to process as part of permit.

2. Regulations Subcommittee: This is being worked on.
 3. Route 169 Scenic Highway Protection Update: This is almost complete, next meeting is June 19.
 4. Cap Size Build-Out Update: Committee presented map of possible large build out and info on area. Will be brought up again at the next meeting.
 5. Budget:
 6. Chairman's Report: Attorney Alter will attend a future meeting to discuss the special event's draft proposed regulations.
- IX. **Public Commentary:** Ms. Arrends requests the special event's draft be available on the website. Waiting on attorney's opinion on voting on minutes if absent. Size cap- suggests looking at POCD and be proactive. On what can happen.
- X. **Adjourn:** Mr. Fuss made a motion to adjourn the meeting at 10:40pm. Mr. Moses seconded the motion. Motion passed 3-0.

Respectfully Submitted;



Austin Tanner
First Selectman

Private Schools Draft for discussion

5/2/12

3.4.4 - RA Residential - Agricultural Zone:

3.4.4.1 - INTENT: This zone is intended to be primarily for agricultural uses and for low density residential uses with a minimum lot size of 90,000 square feet
(Effective Date 12/19/05)

3.4.4.2 - PERMITTED USES: The uses permitted in this zone are;

Agricultural
Residential (Single-family and Duplex Dwellings)
Accessory Uses ~~Family Day Care Homes, Collection Centers, Churches, Enterprises in the Home, Public Schools, and Bed & Breakfast, Conservation Subdivision.~~

~~3.4.4.2.1 Limited business enterprises that are located along State Highways may be allowed by special permit.~~

~~3.4.4.2.2 Gravel Banks may be allowed by special permit.~~

3.4.4.3 - SITE PLAN REVIEW: The following uses are permitted subject to Site Plan Review, as described in Article 4. ~~All uses other than Agricultural or Residential (Single-family and Duplex Dwellings)~~

Family Day Care Homes
Collection Centers
Churches
Enterprises in the Home
Public Schools, and
Bed & Breakfast
Conservation Subdivision

3.4.4.4 - SPECIAL PERMIT: Following uses require Special Permit approval in accordance with article 5;

Private Schools
Gravel Banks
Limited Business Enterprises (located along State Highway)

PRIVATE SCHOOL: A private school shall be privately owned educational facility that meets the following criteria:

1. Accredited by the Connecticut Association of Independent Schools, the New England Schools and Colleges Association, or by any successor organization to these Associations adopting substantially similar accreditation standards.
2. Minimum Central campus size: at least 100 contiguous acres owned in fee simple by the school and used as a central campus. The 100 acre minimum central campus area may include campus land directly across a State Highway from another portion of the campus, but may not include land used for private school purposes but which is not contiguous.
3. Minimum Frontage on a state Highway: 2,000 feet on one side of the highway (frontage on two sides of a State Highway may not be combined to satisfy the frontage requirement).
4. School Facility must be designed for a minimum of 100 students.
5. Grade Structure: Minimum of three successive grades in lower, middle, or upper level school, from year to each year.
6. Minimum Accessory Facilities: Recreational facilities to include at least one regulation sized baseball field, one regulation sized football field, one regulation sized soccer field, and one indoor regulation sized basketball court.

PRIVATE SCHOOL any building or group of buildings, the use of which meets state requirements for elementary, secondary, or higher education and which does not secure the major part of its funding from any non governmental agency.

PUBLIC OR PRIVATE SCHOOL: Any building or part thereof the use of which meets state requirements for primary or secondary education.

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

NOTICE OF ACTION
PLANNING AND ZONING COMMISSION
NOTICE OF ACTION

At the special meeting of the Planning and Zoning Commission on June 7, 2012, the following action was taken:

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

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

Dated this 11th day of June 2012

Carlene Kelleher
Chairman

Please publish Tuesday June 12, 2012 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
CONNECTICUT 06234

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
LEGAL NOTICE**

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Maria A. Mainville
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The Planning and Zoning Commission will hold a public hearing and special meeting on Thursday, June 7, 2012 at 7:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT on the following:

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

Dated this 24th day of May 2012.

Carlene Kelleher
Chairman

Please publish in the legal section of the Bulletin Friday, May 25, 2012 and June 1, 2012. Use Account Number 10089300.