

From Henry Z. Moses  
Planning and Zoning for the Town of Brooklyn

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2012 AUG - 1 P 2:47

Please include this address in the written minutes of this meeting dated July 11, 2012 as most citizens read the minutes and do not listen to the tapes. A copy will be provided to our recording secretary.

RECORDED FILE  
Liona A. Mainville  
TOWN CLERK, BROOKLYN, CT

TO:

Madam Chairperson, my fellow commission members, Town Fathers and Citizens of Brooklyn,

We, Planning and Zoning, are quite a diversified group. Very opinionated and all from different backgrounds, but we all have a number of things in common:

1. Our love for the town of Brooklyn.
2. Our desire to make correct decisions according to our regulations
3. And our strong desire to pay back Brooklyn for a quality of Life that we can not find anywhere else.

We do this by volunteering our time and expertise to find a proactive way to keep Brooklyn the town in the state. We try to reach this goal by protecting all of our citizens no matter who they are or in what zone they may live, and by following the legal intent of our regulations and laws. These fluid regulations, which are not cut in stone, are amended as necessary thru input by citizens that look to us to make land use decisions.

Over the many years working as a non-paid volunteer, independent of politics, I am very proud of the way we as a commission work. Laws, regulations, ethics, credibility, and honesty are the basis of our decisions. This is the reason why I feel this need to address every one of us tonight.

Over the past few years there has been a lot of dissension in Brooklyn. There is a mistrust that commission members are making land use decisions and regulation changes thru hidden agendas and as I now hear by graft. May I remind everyone decisions are made by the commission according to our regulations. When decisions are made some citizens will be pleased and some upset, we can not appease everyone. This is the reality of ethical land use decisions and regulations. All citizens expect the best decision making, using the process and procedures we have.

These rumors come from a handful of citizens with no fact or knowledge of parliamentary procedure. These same individuals attend town meetings and commissions meetings and play the game of "gotcha."

"Gotcha" is not healthy, especially when those playing this game are usually found to be wrong by an attorney's decision which is based on parliamentary procedure, Robert rules, and laws. Myself, like many of us do not condone this negative way of doing business and undermining of the good intention of those of us serving. We have lost important well meaning members and staff by these unsubstantiated accusations. I can not trust those who do not trust in return.

I find this way of conduct appalling. They have an ignorance of past accomplishments made by these commissions, and of the excellent job done over the many years protecting Brooklyn and its citizens.

One step forward and two steps back due to ignorance and mistrust is counter productive and furthermore counter intuitive.

Attending meetings and picking apart every word is not proactive. I would really love to see these citizens volunteer their time and become involved by joining a commission of choice, learning details and intent of the law, and becoming proactive on behalf of Brooklyn.

Enough is enough. It is time to stop the innuendos, and start working together with honesty, integrity, and the love for Brooklyn that commission members hold so high on their priorities list.

The issues are common ground, putting our differences aside and working together to better Brooklyn. Tearing people apart and personal attacks will only destroy the good we have done thus far.

If you can not enjoy and appreciate this town and work to better it, you have chosen the wrong place to live. Brooklyn is a community of like minded individuals who work towards a common goal which is the good of all.

To our elected officials, "cow towing" to the few individuals that are disruptive has to stop. Stand strong, support and protect your staff and commissions who are found to be correct when it comes to their skills and knowledge of town regulations. When a member of the public questions our procedures, it is just that, a question. It does not mean they are correct and the commission is wrong. Such past actions does nothing but to hurt morale and uphold rumors.

Those of us who have been volunteering on the commissions have attended school and learned what is legal and know how to arrive at good decisions. We know the difference between land use conflicts and administrative correction. We know when to abstain if there is a conflict of interest and we all have the confidence that a decision will be made with honesty, integrity, ethics and credibility.

It is time for everyone to stop the juvenile games and behavior, and to put that energy into bettering the town of Brooklyn.

This I say to all fellow commission members. We are appointed to commit one night a month to be present at a meeting. Missing four to five meetings throughout the year does nothing but hurt the goal we are all trying to reach. Such actions as reading minutes and listening to tapes does not substitute for your presence, knowledge, expertise and input during scheduled meetings and deliberations. If you cannot commit to at least 10 scheduled meetings a year please step aside so our selectman may appoint citizens who can put together a team who can be proactive.

All of us here love the town of Brooklyn, otherwise we would not dedicate our time to protecting it. Brooklyn has given us a quality of life we could not find anywhere else in the world. I beg all of us to at last come together and move forward to a better future as friends and colleagues who respect one another and want the best as well as the trust we so dearly miss.

Thank You,

Henry Z. Moses

**Planning & Zoning Commission  
Special Meeting Minutes  
7:00pm Wednesday July 11, 2012  
Clifford B. Green Meeting Center**

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*Luna A. Mainville*  
TOWN CLERK, BROOKLYN, NY

- I. **Call to Order:** Meeting called to order at 7:03pm
- II. **Roll Call:** Roll call showed eleven members present. No one absent.
- III. **Seating of Alternates:**
- IV. **Appointment of new member:** A motion was made by David Fuss to accept Aaron Kerouack as a full time permanent member. Deane Rettig seconds this motion. All in favor. Motion passed.
- V. **Adoption of minutes:** David Fuss moved to adopt minutes of June 7, 2012. Tom Doherty seconds this motion. Motion passed. Deane Rettig abstained.
- VI. **Public Commentary:**
- VII. **Unfinished Business:**
  - a. **Reading of Legal Notice:**
  - b. **Continued Public Hearings:**
    1. Carlene read a letter dated 7/11/12 from Terry Chambers withdrawing the gravel removal application by Redmond Properties, LLC (SPG12-001) Bailey Woods Road, Map 22, Lot 8, RA Zone. May possibly be resubmitted next month for reconsideration. A motion was made by Deane Rettig to accept the letter of removal application which would also remove from the agenda VII b, VII d 1, and VIII b 2. Henry Moses seconds this motion. All in favor. Motion passed.
  - c. **New Public Hearings:**
    1. Sign Regulations.
  - d. **Other Unfinished Business:**
    1. SPG12-001 Redmond Properties, LLC, Bailey Woods Road, Map 22, Lot 8, RA Zone- removed from agenda
    2. Sign Regulations. Skip Dylan, of Brooklyn Beef and Fish stated that he did not have a copy of the regulations. Carlene told him they are available on the Town of Brooklyn website or a copy can be picked up at the Town Hall. Lyn LaCharite, EDC Chairman submitted a letter addressing the commission regarding proposed sign regulations and how this will affect small businesses in the Town of Brooklyn. She discussed that the sign reduction from 25 -20 ft and the size of signs displayed in windows are a major source of advertising for these family run businesses. Putting restrictions on their way of advertising to attract business will hurt them. She went on to discuss that having to bring in their signs at the end of business each day is a burden. She went on to ask the commission for some compassion and maybe visit the small businesses asking for their concerns and advice. Tom Doherty asked if the Board consulted small businesses before regulations were made. Ken Cardinal of Bakers Dozen, Sweet Peas stated the importance of signs for the strength of their business, the economic climate is bad and businesses rely on signage to boost business. Ken submitted letters from local small businesses in Brooklyn stating their concerns and the importance of signs. Aaron addressed to reiterate sign placement/size and maybe this issue should be readdressed by the commission. Rene' Comtois, NAPA Auto Parts asked why there are restrictions. Did an issue arise? Carlene stated the intent of regulations were to address the placement of signs because while some businesses have professional signs and of good quality, there are some that have too many signs and it doesn't look nice. Ken Cardinal addressed the issue stating his window signs are placed tastefully to cover unsightly boxes

and shelving. If he removed them it would not look nice. Doug Gagnon of Gagnon signs stated that if people are being regulated and are not being included in the decision making, issues will arise. He went on to discuss how important signs are for these small businesses. He went on to discuss that if current businesses are grandfathered in regards to size of signs this will leave new businesses at a disadvantage. Tom Doherty stated the reason for the regulations is to "upgrade the town." Don Francis asked the committee what was the rationale behind the regulations for size, and that maybe the commission should settle for a happy medium hoping to address the issues. Deane stated that you can't regulate aesthetics. He went on to discuss that covering the entire window with signs can be a safety issue not only for the business owners but also the public. There was continued discussion by committee members regarding to acceptable signage, the possibility of coming up with acceptable size for signs, getting the public involved in the decision making, discussion continued regarding unsightliness of too many signs and that maybe Gagnon signs can produce different types of signs the small businesses can choose from. Carlene stated that the discussion was getting off track, and there should be some suggested amendments tonight and readdress the issue at the next meeting 08/01/12. Deane Rettig motioned to continue signage at 08/01/12 meeting. Don Francis seconds this motion. All in favor. Motion passed.

3. Private School Regulation. Jim Larkin read the proposed definition of regulation 3.4.1.1 regarding Private, Public Schools and Municipal Facilities and how it states that Municipal Facilities in Brooklyn can be in any zone, subject to site plan review. He went on to discuss if Private Schools are allowed in RA zone? Maybe have a lower case "p" to represent Private. Site plan is not needed because it will fall under grandfather clause. Discussion was postponed until Chuck Dobrowski addresses the issues. Maybe allow private school in RA zone with a special permit. Jim suggested hold off issues regarding the 169 subcommittee until the next meeting.
4. Cap-Size subcommittee report. Henry recommended that the committee hold off on doing anything with Cap-Size until the commission gets more info and feedback from an outsider. Craig Dunlop asked if there was a possibility for someone to buy up the vacant land in Brooklyn. Tom Doherty stated two years ago no one envisioned Wal-Mart buying up 7 vacant lots, basically overnight. Carlene stated that in Sept. there will be two meetings per month, one of which will address planning to take a look and decide on Cap-Size. Henry Moses stated it would be beneficial if the commission did their homework and proactive plan, and educate the entire commission on size caps discussing what can happen and what will happen.

**VIII. New Business:**

**a. Applications:**

1. SD12-001 Michael Bunning; Herrick Road and Pomfret Road (Rte 169) 3-lot Re-Subdivision, Map 26, Lot 3, RA Zone. Subdivision requires a public hearing.
2. SPR12-003 wants to be changed to adaptive re-use property. The Commission accepted the application and will review it next month. A motion was made by Deane Rettig to accept the application for adaptive re-use and review it next month. David Fuss seconds this motion. All in favor. Motion passed.

**b. Other New Business:**

1. Correspondence from Commission Member Henry Moses. A motion was made by Deane Rettig to postpone B.1 to IX 5a. Craig Dunlop seconds this motion. All in favor. Motion passed.

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

1. Zoning Enforcement Officer's Report June 2012. Chuck addressed the commission stating the cleanup of Brooklyn Oil's property is slow, but is being accomplished. He went on to discuss that Saveway is requesting a paved area (100x20) approximately 2000 sq ft for employee parking. There was discussion which resulted in the commission deciding that Chuck should handle the issue. Chuck addressed the commission with the same issue but in the Hart's parking lot. The commission decided to have Chuck handle this issue also. Chuck presented a letter from KWP Associates stating they will be submitting a revised landscaping plan for Courtesy Ford. Don said the property does not meet the initial site plan. Deane said the initial site plan was approved based on the landscaping plan that was originally submitted. Committee to comprise questions about the submitted landscaping plan for August meeting. Chuck went on to discuss the Learning Clinic has installed sound proof sheetrock throughout the building, with extra sheetrock for the music rooms to buffer the noise so the residents won't be disturbed. Tom asked for restrictions to be on the site plan regarding noise level.
2. Regulations Subcommittee. Carlene stated there will be a Planning and Zoning Regulations Subcommittee meeting on Aug. 25<sup>th</sup> at 7pm at the Town Hall . There is nothing new to report.
3. Rte 169 Scenic Highway Protection Update. Michelle Sigfridson stated final meeting with the final report forthcoming, and submitted at next meeting.
4. Budget. There will be a special meeting for presenting to Commission and the Public a Special Events Draft with Attorney Arters to answer any questions. This meeting will be on August 15<sup>th</sup> 7pm at the Tiffany Street Community Room.
5. Chairman's report. Carlene summarized the Memorandum from Peter Arter addressing the issue about a commission member being allowed to vote on or second a motion to approve minutes of a meeting that they did not attend? Answer was yes, absolutely. Handout by Don Francis was not listed in the Agenda and can not be discussed. Will be tabled to next meeting.
  - a. Correspondence from Commission Member Henry Moses. Henry presented to the commission his letter which reiterated the love and desire the commission members share for their Town of Brooklyn. His letter discussed accusations that have been made in the past, and that we should work together toward future commons goals. (the full two page letter is attached)

**X. Public Commentary:**

Pam Childs addressed the commission asking if a traffic study had been done of Bailey Woods Rd, Carlene stated that is the developers responsibility and the fact that it had not been done could mean the application has been withdrawn. Pam also mentioned according to regulation 5.10.2.3 sign removal- Redmonds should have removed public hearing sign on June 1<sup>st</sup>. Henry stated removal of signage the day following the public hearing- sign to be removed July 12<sup>th</sup>. Pam also asked why permits for gravel removal are for one year vs. 6 months. Tom said this gives plenty of time to address issues. Pam asked if Redmond will be required to reapply through Wetlands Committee, David Fuss said yes. Carlene stated it would be a conservation subdivision "open space" with a public hearing. Pam asked if the abutting neighbors would be notified, Carlene said no. Lisa Arends was following up on Peter Alter's letter regarding members voting on motions if not present. Carlene stated that "Roberts Rules" state it is not necessary for a member to be present to vote on motions. Lisa continued with Cap-Size regarding Wal-

Mart hurting existing businesses and in the future could possibly take the property of those businesses who would be struggling. Lisa would like to see the commission get all the facts during the application process. Austin Tanner advised there will be a non-regulatory Conservation Commission Town Hearing on July 16th at Brooklyn Middle School at 7pm. Carlene waiting for level "A" mapping which will take another year because only a few members will be trained. Carlene brought to the commission correspondence from CT Environmental Renewal Team.

- XI. Adjourn:** Deane Rettig motioned to adjourn. Craig Dunlop seconds this motion. All in favor. Meeting adjourned, 9:50pm.

**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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Series A. Mainville  
TOWN CLERK BROOKLYN CT

The Planning and Zoning Commission will hold a public hearing and special meeting on Wednesday, July 11, 2012 at 7:00 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT on the following:

1. Sign Regulations

Dated this 25<sup>th</sup> day of June 2012.

Carlene Kelleher  
Chairman

Please publish in the legal section of the Bulletin Friday June 29<sup>th</sup> and Friday July 6, 2012. Use Account Number 10089300.

# BROOKLYN PLANNING AND ZONING COMMISSION

Special REGULAR MEETING OF July 11, 2012

## ROLL CALL VOTES:

Board Members:	Attendance	1	2	3	4	5	6	7	8	9
Kelleher-Chair	X	+	+	+	+	+	+	+	+	+
Rettig-Vice Chair	X	+	+	+	+	+	+	+	+	+
Sigfridson-Secretary	X	+	+	+	+	+	+	+	+	+
Doherty	X	+	+	+	+	+	+	+	+	+
Dunlop	X	+	+	+	+	+	+	+	+	+
Fuss	X	+	+	+	+	+	+	+	+	+
Francis	X	+	+	+	+	+	+	+	+	+
Moses	X	+	+	+	+	+	+	+	+	+
Camara	X	+	+	+	+	+	+	+	+	+
Kerouack-Alternate	X	+	+	+	+	+	+	+	+	+
- Alternate										
- Alternate										

Motion 1 mm was made by David Fuss to elect Aaron Kerouack as a full time commission member. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 2 mm was made by David Fuss to adopt the minutes from 7/7/12 meeting. Tom Doherty seconds this motion. Carlene Kelleher indicates that the minutes should be corrected to show that Aaron Kerouack was seated as a voting member for the meeting. The motion to approve the amended minutes passes. Deane Rettig abstains.

Motion 3 mm was made by Deane Rettig to approve the request to withdraw the Redmond Properties application for a special permit to remove gravel and to delete agenda items VII b, VII d1 and VIII b2. Henry Moses seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 4 mm was made by Deane Rettig to continue the public hearing regarding revised sign regulations until 8/1/12 meeting. Don Francis seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 5 mm was made by Henry Moses to bring to public hearing the signage issue, mm was withdrawn, no person seconds this motion.

Motion 6 mm was made by Deane Rettig to move SD12-001 to public hearing, for Sept. 5<sup>th</sup>. Michelle Sigfridson seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Motion 7 mm was made by Deane Rettig to accept application SPR12-003, and review next month. No discussion held. All in favor. The motion passes unanimously.

Motion 8 mm was made by Deane Rettig to postpone b 1 to 9a on agenda. Craig Dunlop seconds this motion. No discussion held. All in favor. Motion passes unanimously.

Motion 9 mm was made by Deane Rettig to adjourn but suspended motion so Carlene Kelleher could mention the correspondence from CT Environmental Renewal Team (ERT). mm suspended

**Motion 10** mm was made by Deane Rettig to adjourn. Craig Dunlop seconds this motion. All in Favor. Meeting adjourned.