

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**Special Meeting
Tuesday, February 21, 2017
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

I. Call to Order - Chair, Michelle Sigfridson, called the meeting to order at 6:31 p.m.

II. Roll Call – Michelle Sigfridson, Chair; Alan Carpenter; Jules D’Agostino (alt.); Craig Dunlop; David Fuss; Hon. Rick Ives (*ex officio*); Aaron-James Kerouac; and Jeryl Mohn. Vice Chair Carlene Kelleher was absent with notice.

Staff Present – Jana Roberson, Director of Community Development; Martha Fraenkel, Zoning Enforcement Officer/Wetlands Agent.

III. Seating of Alternates – Motion was made by J. Mohn to seat J. D’Agostino as a voting Member. Second by C. Dunlop. Motion carried (6-0-0).

IV. Public Commentary – Alan Carpenter noted, regretfully, that Brooklyn resident Leonard Bissonnette passed away. Everyone agreed that he was a well-meaning, involved citizen who would be sorely missed.

V. Unfinished Business:

a. Continued Applications:

1. SP16-006 KCTT Properties, LLS, 520 Providence Road, Map 41, Lot 15, PC Zone; Construction of a drive-thru lane (relocation from current).

J. Roberson provided an update on the application. It was referred to the Inland Wetlands and Watercourses Commission (IWWC) because the Planning and Zoning Commission (PZC) requested a different treatment of the ground surrounding the dumpster area and it involved filling activity immediately adjacent to a wetland. The IWWC received the design for a crushed gravel dumpster pad with an oil absorbent membrane that had been prepared by the applicant’s surveyor. The IWWC asked that the applicant’s engineer review the plans and, further, that Town Engineer Syl Pauley review the plans if certified by the applicant’s engineer. The PZC cannot act on the application until after the IWWC has acted. IWWC may hold a special meeting on the application. Alan Carpenter noted that the drive-through relocation will vastly improve traffic safety on the site. The application is continued to the next regular meeting on March 1, 2017.

b. Other Business:

1. Review/Discussion of Draft Regulations Re-Write.

The Commission reviewed Section 7.K Earth Operations of the draft Zoning Regulations dated 2-21-17. J. Roberson noted the following items in the Commissioner’s packets:

- Draft Sec. 7.K Earth Operations dated 2-21-17,
- Article 13 Gravel Banks of the existing Zoning Regulations,

- Comments on the 2-21-17 draft from Carlene Kelleher dated 2-20-17,
- Comments on the 2-21-17 draft from Peter Alter dated 2-20-17, and
- Comments on the 2-21-17 draft from David Held, P.E. dated 2-10-17.

Zoning Enforcement Officer M. Fraenkel was in attendance specifically to discuss the gravel issue and distributed her comments on the 2-21-17 draft.

The 2-21-17 draft of Sec. 7.K is based on the Willington, CT zoning regulations for gravel operations. Recent substantive changes based on comments at the last special meeting (1/17/17) include: 1) the re-introduction of language in the purpose section referring to gravel operations as a temporary use and, 2) the re-introduction of the provision to allow the importation of material for processing in volumes not to exceed the volume of native material processed on-site. [Note: At this point, the voice recorder stopped working.]

General discussion followed concerning the draft zoning regulations Sec. 7.K. The needs of existing gravel businesses and the protection of the quality of life in adjacent neighborhoods were themes of the conversation.

Specific issues covered during the discussion include:

- Processing of imported material is a different activity than processing of native material and, if allowed, should require a separate Special Permit.
- Area of operation should be reviewed individually with each permit based upon unique circumstances and not be limited to a predetermined area (currently 5 acres).
- There is a need to clarify some of the exemptions.
- Hours of operation should be more limited on Saturday.
- The restoration requirements need to be expanded. Specifically, loam should be retained on-site for future restoration.
- The possibility of ponds should be retained.
- Identification of haul routes and analysis of traffic impacts should be expanded.
- At all times, the amount of the bond retained should be sufficient to restore the site.
- The circumstances under which the bond is called should be clearer.
- Permits should have a total duration of ten years with renewals required every two years (maximum of 4 renewals).
- The burden is on the applicant to submit renewals in a timely fashion and with complete information.
- Renewals are to be reviewed by the Commission or its designee.
- Snow fence could be used to delineate the edge of work. Property boundaries need to be clearly and permanently marked.

David Fuss and Alan Carpenter left at approximately 9:15 p.m.

Due to the late hour, there was no discussion regarding donation bins or ground-mounted solar panels. No actions were taken concerning the draft Zoning Regulations.

VI. Public Commentary – None.

VII. Adjourn

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

J. Roberson, AICP
Director of Community Development