

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
REVISED Regular Meeting Agenda  
Wednesday, June 1, 2022 6:30 p.m.**

**3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE**

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| <b>Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT</b>                                  |  |
| Click link below:<br><a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a> | or<br>Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a><br>Enter meeting ID: 879 2543 8541 |
| Dial: 1-646-558-8656   |  |
| Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting                              |  |

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting May 17, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notices:**
  - b. Continued Public Hearings:**
    - 1. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC. **\*Continued to June 21, 2022 Public Hearing\***
  - c. New Public Hearings:**
    - 1. **ZRC 22-004:** Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone.
  - d. Other Unfinished Business:**
    - 1. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC. **\*Continued to June 21, 2022 Public Hearing\***
    - 2. **ZRC 22-004:** Proposal to add Zoning Regulations Sec. 4.A.2.3.13 and 6.R to allow Self-Storage Facilities by Special Permit in qualifying locations in the Village Center Zone.
    - 3. Potential action regarding “opt-out” provisions in Public Act 21-29, Sections 3, 5, and 6. **\*Awaiting June 21, 2022 Public Hearing\***
    - 4. **GBR 22-003:** Renewal of Gravel Special Permit SPG 19-002, Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road, Removal of approximately 112,000 cubic yards of material. **\*Applicant requested to discuss following June 21, 2022 Public Hearing\***
    - 5. **SPG 22-001:** Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material. **\*Awaiting June 21, 2022 Public Hearing\***
- VII. New Business:**

- a. **Applications: None.**
- b. **Other New Business:**
  - 1. Discussion of Public Act 22-103 re: cannabis retail.
  - 2. Discussion of setbacks for pools, accessory structures.

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

- a. Staff Reports
- b. Budget Update
- c. Correspondence
- d. Chairman's Report

**IX. Public Commentary**

**X. Adjourn**

Michelle Sigfridson, Chairman