

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, October 18, 2016
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

I. Call to Order - Chair, Carlene Kelleher, called the meeting to order at 6:30 p.m.

II. Roll Call - Craig Dunlop; David Fuss; Jeryl Mohn; Jules D'Agostino. Alan Carpenter and Dale Thompson were absent with notice.

A.Kerouac arrived at 6:32 p.m. M. Sigfridson arrived at 6:37 p.m.

Staff Present – Jana Roberson, Director of Community Development; Rick Ives, First Selectman and Ex Officio Member of the P&Z Commission (seated in the audience).

III. Seating of Alternates:

Motion by D. Fuss to seat J. D'Agostino as a voting member in the absence of A. Carpenter and D. Thompson. Second by C. Dunlop. Motion carried unanimously (4-0-0).

A.Kerouac arrived at 6:32 p.m.

IV. Public Commentary

Greg Messier, Masons' Lodge on Route 6, provided copies of a letter to the Commission. He asked the Commission to consider a change to the first sentence in Section 10.5.3 of the Sign Regulations: Signs in these districts may be externally or internally illuminated using soft white, recessed or enclosed downward light, no greater than 150 watts, of constant intensity.

Mr. Messier explained that many of the businesses along Route 6 already have internally-lit signs and this type of sign would help advertise their fundraisers.

C. Kelleher explained that there are two options:

- Application for a text change which involves fees and public hearing; or
- Ask the Commission to consider this as part of the Regulations re-write.

Mr. Messier stated that they would prefer to wait for the re-write. He supplied his contact information to J. Roberson.

M. Sigfridson arrived at 6:37 p.m.

V. New Business

1. Discussion and possible action regarding 2016 – 2026 Corridor Management Plan: Connecticut State Route 169 National Scenic Byway.

C. Kelleher explained that this is in reference to a report that had been put together by a regional committee headed up by NECCOG and Sam Alexander. Rick Ives and Jules D'Agostino were on the committee.

A. Kerouac stated that he requested that this be added to the Agenda so that the Commission could discuss, as the Planning and Zoning body of this municipality, whether it fits with the plan for Brooklyn. He asked if there are other registered historic districts along Route 169 other than the Brooklyn Green?

R. Ives explained that Senator Murphy approached NECCOG to see if they would facilitate a plan, not about rules and regulations, but for marketing the Road from Lisbon to Sturbridge to promote tourism. It is a way to get NECCOG behind an issue and, hopefully, get money from Washington to help use that road to promote tourism. He feels it is a well, thought-out plan to accomplish the goal. It doesn't restrict the Town in any way because it is not binding in any way.

D. Fuss stated that it is just recommendations and feels it is an asset to all of the towns on Route 169. He is in favor of endorsing the plan.

Discussion ensued. C. Kelleher stated that it is not part of the process that it be run by every planning and zoning commission in the region before going to NECCOG for a vote. She would like the Commission, at some point, to look at the parts of the plan that affect planning and zoning that the Commission may want to incorporate into the Regulations.

J. D'Agostino stated, for the record, that he supports the plan and would like the Commission to endorse the plan. He would like R. Ives to give a "yes" vote for endorsing the plan. He stated that it was the intent that the P&Z Commissions would endorse the plan.

J. Mohn does not have a problem endorsing the plan and does not feel that the suggestions are not things that the Commission must or will or shall adopt.

M. Sigfridson does not agree with everything in the plan, but feels it would be good to have it adopted and have it in place.

C. Dunlop agreed with M. Sigfridson.

A. Kerouac stated that J. D'Agostino clarified that it was the intent to get an advisory opinion from the P&Z Commissions from each of the towns. Mr. Kerouac stated that he is in favor of 60 percent of the plan.

C. Kelleher stated that the Commission will discuss the plan at another time.

R. Ives left at 6:55 p.m.

VI. New Business

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

J. Roberson provided a sheet entitled, Questions for PZC 10/18/16 Special Meeting relating to policy-oriented questions. She stated that Martha Fraenkel has been giving the perspective of the ZEO. The Commission worked on the list of questions and reviewed the draft dated July 29, 2016.

- Time-limited Permits
 - Eliminate renewal requirement, and handle enforcement as it arises, for Home Businesses and Event Facilities.
 - Time-limited Permits to Keep: Gravel Permits change to 2 years. (To be discussed at a later time with Martha Frankel); Itinerant Vendors (leave at 7 days); Seasonal Vendor (change to 180 days with no extensions); Farmers Market (change to 3 years); Temporary Signs (30 days).
- Minimum Floor Area for Residential
 - Keep at 600 s.f.? No decision was made.
 - No maximum for accessory apartment, but it cannot be bigger in floor area than the principle dwelling. Delete Section 6.C.2.3.1 Glen Chalder added a 1,000 s.f. maximum, but keep/look at 6.C.2.3.2 regarding two houses.
 - J. Roberson deleted Section 6.C.2.1.2 and 6.C.2.1.4.
 - J. Roberson deleted Section 6.C.2.2 per Martha Fraenkel.
 - Broader definition for accessory apartment (guest house concept).
- Residential Compound
 - Delete 6.D.2.2
 - By special permit

- Signs
 - Is 25' too tall? Martha Fraenkel would like it to be reduced. J. Roberson will investigate how high existing signs are (Ocean State Job Lot).
J. Roberson asked the Commission Members, as they are driving in Town, to notice heights of "ground signs" and compare them to the taller signs.
 - Temporary Signs (business): 60 days once per year (no renewal).
 - Portable Sign: 8 s.f. on each side to be consistent.
- Home Businesses
 - Allow barber shops/beauty shops – limit 2 chairs.
 - Allow pet grooming shops – limit 1 stall.
 - Maintain the residential character of the neighborhood.
 - J. Roberson to re-write Section 6.A.3.2.13.
- Home-Based Contractors (Section 6.A.5)?
 - Someone involved in construction who works out of their house. J. Roberson will take this out because the Commission had concerns with adding this category.
J. Roberson suggested taking another look at the regulations for construction vehicles at some time.
- J. Roberson will specify what zones the sections that Home Businesses should be located in.
A.Kerouac suggested the use of a table/chart.
Home Businesses everywhere there are homes in business zones (not in R-10 and R-30).
- Home Businesses in a Conservation Subdivision? – No.
- Lots of Record
 - J. Roberson to add language addressing the legal concerns
Minimum Lot Size and Frontage
- Landscaping
 - Landscaping Architect or member of American Nurseryman's Association for landscaping plans for new commercial development. Indigenous species preferred. M. Sigfridson suggested that it be written in such a way that a waiver can be granted for that requirement.
- Adaptive Re-Use of an Agricultural Building
 - To be allowed in RA and VCD.
 - Martha Fraenkel suggests that the agricultural use be documented.

There was discussion regarding a previous approval (SPR 16-006).

The Commission continued:

- Special Zones – New
 - Route 169 Scenic Corridor Overlay Zone (the most controversial with the least comprehensive support)
 - Paradise Lake Overlay Zone
 - Golf Course Overlay Zone
 - Aquifer Protection, Groundwater Protection, Flood Plain Zones (Existing)

J. D'Agostino stated that he was on the special sub-committee for Route 169 and committee did not want the Overlay Zone. He said that he was the only one that voted yes of the eight people on the sub-committee. He read from the 2011 Report from the sub-committee. C. Kelleher stated that the P&Z Commission should include the recommendations made in that report in the items to be discussed.

J. Roberson explained that the Scenic Corridor Overlay Zone would be the biggest change.

Discussion ensued.

D. Fuss stated that he is in favor of the Scenic Corridor Overlay Zone and it is very important to him. He feels it should be presented to the public. J. Mohn agreed. He suggested that the Commission look at the NECCOG report because he feels that they would find some provisions/recommendations that the Commission would come to a consensus on.

A.Kerouac asked about having to meet a road resident requirement. J. Roberson explained that the State doesn't have land use regulations.

J. D'Agostino referred to an article from the Norwich Bulletin, November 6, 2015, regarding the Scenic By-way.

C. Dunlop stated that he agrees.

A. Kerouac is indifferent. He is okay with businesses or farms on Route 169.

C. Kelleher stated that the Commission should have a meeting to focus on the draft of the Route 169 Scenic Corridor Overlay Zone. She stated that the Commission needs to be careful about imposing more restrictions as J. Mohn has stated earlier. They will look at both the Sub-Committee Report and the NECCOG Report.

J. Roberson stated that the draft is 80 percent is done toward the public draft. She suggested that she continue to work with Martha Fraenkel.

The Commission will need to meet with Martha regarding gravel banks.

Items to be discussed at the November 15, 2016 special meeting:

- Neighborhood Commercial
- Restricted Business
- Industrial

NECCOG will be doing training for new planning and zoning commissioners in Eastford in January or February. There was interest.

J. Roberson will send the new Earth Moving Draft and a sheet summarizing all of the changes made to the July 29th draft to the Commission Members.

There was discussion regarding the fact that there is a lot of environmental degradation due to site work being done without getting zoning permits.

D. Fuss left at 9:40 p.m.

The NECCOG Report (185 pages) is on the website under Publications (Appendix B is 18 pages).

NECCOG is doing a traffic count for Beacher Road.

VII. Public Commentary – None.

VIII. Adjourn

The meeting adjourned at 9:47 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary