

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, June 21, 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 6:37 p.m.
- II. Roll Call** – Carlene Kelleher; Craig Dunlop; David Fuss; Aaron Kerouac; Jeryl Mohn; Michelle Sigfridson; Jules D’Agostino. Dale Thompson was absent with notice. Alan Carpenter was absent.

Staff Present – Jana Roberson, Director of Community Development.

III. Seating of Alternates

Motion by D. Fuss to seat J. D’Agostino as a voting member. Second by A. Kerouac. Motion carried (6-0).

IV. Public Commentary – None.

V. New Business:

1. Proposal to install solar panels at 38 Wauregan Road-Determination Regarding “Minor Modification.”

J. Roberson gave a Power Point presentation showing the property and the building (accessory structure which is an old chicken barn) where the proposed solar panels would be installed. It would be at a shallow pitch (almost horizontal). It would be visible from a public by-way (Route 205). She had provided photographs and pertinent sections from the Regulations to the Commission Members.

J. Roberson explained that the Commission would need to determine whether it is a minor modification that could be handled by the ZEO or if it is a major modification that should come before the Commission for design guidance. The house and outbuildings are named in the study for the National Register Historic District. This would be adding a very modern element.

Discussion ensued and there was a consensus that this would be a minor exterior building modification: J. Mohn – minor; D. Fuss – minor; M. Sigfridson – not minor; C. Kelleher – minor; C. Dunlop – not minor; A. Kerouac – minor. J. D’Agostino abstained as he is a friend of the Owner of the property.

2. Discussion of Allen Hill Road and Route 6 Connection.

C. Kelleher explained that this came up due to the Dunkin Donuts application and it involves the 50-foot right-of-way along the eastern side of the property. She stated that this is a Town responsibility.

J. Roberson did a Power Point presentation showing the location and explained that the current intersection of Allen Hill Road and Route 6 is not ideal (poor alignment). It was brought up during the Planned Commercial Zone study as a potential roadway realignment. She stated that this would be the Town's responsibility. She explained that the Commission could plan future roads (Road Network Planning) and how to get eligible for State funding. She referenced CT General Statute 8-29 (copies provided to the Commission Members). She stated that there is nothing in the current POCD regarding where future roads would be wanted. She suggested that, after the Regulations Re-Write is done, a committee could look at Road Network Planning.

Discussion ensued. There was interest and J. Roberson will speak with the Rick Ives and the Board of Selectmen first, and then J. Filchek of NECCOG could be contacted.

A. Kerouac stated that he had approached Norm Thibeault and clarified statements that he had made regarding this issue. He was not suggesting it as a condition of approval.

3. Review draft of the Regulations Re-Write.

The Commission reviewed Section 3 – Residential Zones of the draft Regulations (pages 35 through 46). Glen Chalder is incorporating changes including the list of policy questions and he will have an updated draft ready within the next couple of weeks.

Copies of the Agriculture Commission's suggested revisions had been provided to the Commission Members.

SECTION 3.A. R-10 Residential Zone

Page 35:

- 3.A.2.4.1. Only on arterial roads by special permit.
- 3.A.2.4.3. There was discussion as to whether electrical substations, sewer pump stations, water tanks, and similar facilities should to be housed/underground. It was suggested that it is by special permit so screening could be required.

Page 36:

- 3.A.3.1.4. Limit of 6 hens. Housing and waste storage to be located a minimum of 20 feet from property lines. J. Roberson to work on conditions.

The Commission decided to review the suggestions made by the Agriculture Commission at this time:

- 3.4.2.4 Not in R-10 or R-30. There was discussion that this would come under Home Enterprise.
- 3.4.2.5 Backyard chickens (see above).
4-H/FFA temporary keeping of farm animals not appropriate in R-10 or R-30.
- 3.4.2.6 Bees OK in R-30, but not in R-10. J. Roberson to work with Glen Chalder regarding tying the number of hives to the size of the lot.

The Commission Members returned to their review of R-10 Residential Zone, Page 36:

- J. Roberson to work on drafting language regarding regulating commercial vehicles (not farm or recreational vehicles) in Residential Zones.

Page 37:

- 3.A.3.4.1 J. Roberson referred to the Minutes of the May 17, 2016, Special Meeting of the P&Z Commission where they discussed policy questions and the consensus was yes to special permit, excluding agricultural-use structures.
- 3.A.3.4.3 Specifications needed for wind turbines on residential lots.

Page 38:

- No lot coverage requirement.
- 3.A.4.2 Ask Glen to explain why different side yard setbacks for front and rear lots.

SECTION 3.B. R-30 Residential Zone

Page 42:

- 3.B.4.2 Ask Glen to explain why different side yard setbacks for front and rear lots.
- Collector
- 3.B.4.1.2 Minimum buildable area – There was discussion regarding requiring a different buildable lot area if an engineered septic system is required. NDDH would have requirements. Consensus was to remove the yellow highlighted box.

Definitions – Page 20 – Remove Interior Lot and replace with Rear Lot to make uniform.

SECTION 3.C. R-A Residential Zone

Page 43:

- 3.C.2.3 There is no mention of Conventional Subdivisions. J. Roberson will this gets addressed.
- 3.C.2.4.6 Need a definition for family compound: multiple residences on a single lot that would all be under common ownership capable of being subdivided in the future so that each house would be on a separate lot. J. Roberson to work with Glen Chalder.

Page 44:

- 3.C.3.1.4 Limit the number of animals for small acreages? Consider confinement farming. J. Roberson to research the CT Department of Agriculture Best Management Practices.
- 3.C3.2.6 This answer was yes previously. J. Roberson asked Glen Chalder to define the different types of trailers.

C. Kelleher gave a reminder that it was decided that all defined terms are to be in all caps.

David Fuss left at approximately 8:30 p.m.

- 3.C.3.2.8 To come up with limits (number and gross vehicle weight) especially in the R-10 and R-30.

Page 45:

- 3.C.3.4.13 There is no definition for kennel. J. Roberson to look at the Statutes regarding all the different kinds of kennels. No commercial kennels. It was decided to leave kennel out for now.

Call out the difference between mixed occupancy meaning a building and mixed use meaning the land.

Page 46:

- 3.C.4.3.2 Maximum lot coverage. J. Roberson to ask Glen Chalder for his suggestion.

- Should there be a minimum square requirement? J. Roberson suggests leaving the 30,000 s.f. and take out the 45,000 s.f. J. Roberson will contact Terry, Sanitarian at NDDH with question – why a minimum buildable area?

VI. Public Commentary – None.

VII. Adjourn

Motion by A. Kerouac to adjourn at 9:03 p.m. Second by C. Dunlop. Motion carried unanimously (6-0).

Respectfully submitted,

J.S. Perreault
Recording Secretary