



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

NOTICE OF APPLICATION FOR REGULATION CHANGE

08/17/15

Town Clerk
City of Danbury
115 Deer Hill Ave.
Danbury, Ct 06811

Town Clerk
Town of Newtown
45 Main Street
Newtown, CT 06470

Town Clerk ✓
Town of Bethel
1 School Street
Bethel, CT 06801

Town Clerk
Town of Bridgewater
P.O. Box 216
Bridgewater, CT 06752

Town Clerk
Town of New Milford
10 Main Street
New Milford, CT 06776

Town Clerk
Town of New Fairfield
4 Bush Hill Road
New Fairfield, CT 06812

Re: Application for Brookfield Zoning Regulation Change

On September 10, 2015 the Zoning Commission will hold a Public Hearing in Town Hall at 7:30 pm, on the following Application for a regulation change:

Application #201500721: Section 242-404K(2) and Section 242-404K(6)(a) – Incentive Housing Development to have 30 percent be the maximum amount of Incentive Housing Units allowed.

A copy of the proposed regulation change is attached.

Very truly yours,

Nina Mack
Land Use and Zoning Commission Secretary

RECEIVED

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**TOWN OF BETHEL
TOWN CLERK**

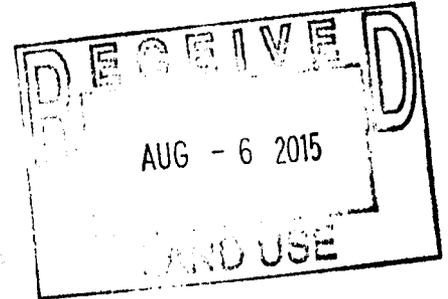
TOWN OF BROOKFIELD
ZONING COMMISSION

#201500721

APPLICATION FOR REGULATION CHANGE

Applicant:

Brookfield Zoning Commission
100 Pocono Road
Brookfield, CT 06804
Phone #: 203-775-7316
Contact Person: AliceDew
Phone #: _____



Regulation Change:

- A. The current Section Number is: 242-404K(2) and 242-404K (6)(a) The current text reads:
(Under Definitions of section):
"Incentive housing development" means a residential or mixed-use development (A) that is proposed or located within an approved Incentive Housing zone; (B) that is eligible for financial incentive payments set forth in this section and sections 8-13n to 8-13x, inclusive; and (C) in which not less than twenty (20%) per cent of the dwelling units will be conveyed subject to an Incentive Housing restriction requiring that, for at least thirty years after the initial occupancy of the development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent or less of the median income.

242-404K (6)(a): Incentive Housing Requirements:

- (a) Twenty percent (20%) of all dwellings within a development shall be designated Incentive Housing Units.

- B. The Proposed Section Number is: 242-404K(2) and 242-404K (6)(a) The proposed text or deletion is:

242-404K(2): Definitions

"Incentive housing development" means a residential or mixed-use development (A) that is proposed or located within an approved Incentive Housing zone; (B) that is eligible for financial incentive payments set forth in this section and sections 8-13n to 8-13x, inclusive; and (C) in which not less than twenty (20%) and not more than thirty (30%) per cent of the dwelling units will be conveyed subject to an Incentive Housing restriction requiring that, for at least thirty years after the initial occupancy of the development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent or less of the median income.

242-404K (6)(a): Incentive Housing Requirements:

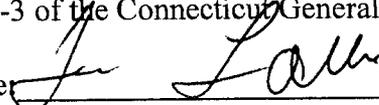
- (a) Twenty percent (20%) of all dwellings within a development shall be designated Incentive Housing Units with thirty percent (30%) being the maximum amount of Incentive Housing Units allowed.

C. Rationale for the requested change:

The intent of the Incentive Housing Regulations was to have 20% of the housing based on the area income to comply with the purposes stated in section 242-404K(1).

Applicant Signature and Representation:

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature:  _____