



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

NOTICE OF APPLICATION FOR REGULATION CHANGE

2/24/12

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 Changes

A Public Hearing will be held at Brookfield Town Hall **March 22, 2012 at 7:30 PM.**

A copy of the proposed regulation changes is attached. Please contact me if you require any additional information.

Very truly yours,

Nina Mack

Land Use and Zoning Commission Secretary

Attachments: Application #201200130 - Section 242-308F: Liquor Outlets

Application #201200131 – Section 242-504C(5); 242-504N(1) & (4); and 242-504 O: Major Shopping Centers

RECEIVED

2012 FEB 29 A 10: 07



TOWN OF BROOKFIELD
ZONING COMMISSION

APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:

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

Land Owner of Record: (if for specific parcel)

Phone #: _____
Contact Person: _____
Phone #: _____

Boundary Change:

- A. Two (2) copies of an official zoning map are attached hereto indicating:
 - (i) The area for which the change is requested.
 - (ii) The proposed boundary lines and narrative description of the boundaries.
- B. The current Zone Designation is: _____
- C. The proposed Zone Designation is: _____
- D. Rationale for the requested change is attached.
- E. A list of adjacent property owners is attached.

Regulation Change:

- A. The current Section Number is: 242-308F. The current text reads:

§ 242-308 F. **Liquor outlets:**

No building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used as an outlet for the sale of intoxicating liquors under a package store permit issued by the Liquor Control Commission if any part of such premises is situated on any part of a lot having a frontage on either side of a public street within two thousand feet (2,000'), as measured along the center line of such street and the center line of any intersecting street, of any lot or plot having a frontage of such street of any intersecting street and used as an outlet for the sale of intoxicating liquors under a package store permit issued by the Liquor Control Commission.

B. The Proposed Section Number is: 242-308F. The proposed text:::

§ 242-308 F. Liquor outlets:

No building or premises shall be used for the sale of alcoholic liquor under a package store permit issued by the State of Connecticut if the principal public entrance to such premises is situated less than 2,000 feet from the principal public entrance of any other premises used for the sale of alcoholic liquor under a package store permit issued by the State of Connecticut located within the territorial limits of the Town of Brookfield. Said 2,000 foot distance requirement shall be measured as follows: beginning at the midpoint of the principal public entrance door of the portion of the structure in which said sale is proposed, thence to the center of the closest public street by the shortest distance without intersecting a structure, thence along the centerline of said -public street or streets to a point in a public street perpendicular to the nearest portion of any other structure in which alcoholic liquor is sold under a package store permit, thence by the shortest distance without intersecting a structure to the midpoint of the principal public entrance door of the portion of the structure in which alcoholic liquor is sold under a package store permit. In no case shall the portion of any two structures in which alcoholic liquor is sold or proposed to be sold under a package store permit be located within a radius of 1,000 feet as measured from the midpoints of the principal public entrance doors of said portions of said structures. For the purposes of this section, the terms "alcoholic liquor" and "package store permit" shall have the same meaning as those terms are defined in Chapter 545 of the Connecticut General Statutes, as may be amended or recodified from time to time.

C. Rationale for the requested change is attached.

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: _____

Rev. 3/11



TOWN OF BROOKFIELD
ZONING COMMISSION

APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:

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

Land Owner of Record: (if for specific parcel)

Phone #: _____
Contact Person: _____
Phone #: _____

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 - (i) The area for which the change is requested.
 - (ii) The proposed boundary lines and narrative description of the boundaries.
- B. The current Zone Designation is: _____
- C. The proposed Zone Designation is: _____
- D. Rationale for the requested change is attached.
- E. A list of adjacent property owners is attached.

Current Regulation: The current Section Number is 242-504 Major shopping centers: 242-504C(5); 242-504N(1) & (4); and 242-504O. The current text reads:

C. **Accessory uses permitted:**

- (5) The sale of **beer, wines, liquors and spirits** for consumption off the premises, but no more than two (2) package stores shall be allowed in a major shopping center. The provision of §242-308F shall not apply to these uses.

N. **Additional-requirements-for-support-services:**

- (1) All traffic to and from the major shopping center shall connect directly to Route 7 (new). Any other accessway proposals may be approved by the Commission only, provided that said accessways have adequate capacity to handle peak traffic loads, have proper lines of sight, allow safe transit

for emergency vehicles and do not otherwise adversely affect traffic safety.

- (2) Traffic control and security within the shopping center shall be the principal responsibility of the owner (or tenants).
- (3) All maintenance, including snowplowing and repair, of all roadways or driveways within a shopping center shall be the sole responsibility of the owner (or tenants).
- (4) The shopping center shall be served by a water distribution system for fire protection purposes. The source for such a system may be a storage tank of such capacity as determined adequate by the Fire Marshal or direct draw from the Still River, or both. The configuration of the system, ancillary pumping equipment, fixturing and flow rates shall be in accordance with requirements established by the Fire Marshal for the size and nature of any shopping center proposed hereunder. The shopping center may have constructed on the site a permanent fire station, suitably equipped with vehicle(s) and fire-fighting apparatus for conveyance, at no cost to the Town of Brookfield for the Town's subsequent operation and maintenance.
- (5) All trash shall be compacted and stored within the inside of buildings until removed. Collection shall be limited from 8:00 a.m. to 10:00 p.m. Monday through Saturday.
- (6) **Parking maintenance:**

All drives and parking areas shall be kept in a clean, attractive manner. A permanent maintenance cash bond, in an amount to be determined by the Commission, shall be posted with an appropriate legal document acceptable to the Town of Brookfield guaranteeing this requirement.

O. Project limitation:

The applicant will disclose at the time of filing the application the entire scope of the project. The Commission shall not-consider any expansion of the project subsequent to the original approval.

Proposed Regulation Change: The Proposed Section Number is: 242-504 Major Shopping Centers Sections 242-504C(5), 242-504N and 242-504O. The proposed text or deletion is:

C. Accessory uses permitted:

- (5) The sale of **beer, wines, liquors and spirits** for consumption off the premises, but no more than *one (1) two (2)* package store shall be allowed in a major shopping center. The provision of §242-308F shall not apply to these uses.

N. Additional-requirements-for-support-services:

- (1) ~~All traffic to and from the major shopping center shall connect directly to Route 7 (new). Any other accessway proposals may be approved by the Commission only, provided that said accessways have adequate capacity to handle peak traffic loads, have proper lines of sight, allow safe transit for emergency vehicles and do not otherwise adversely affect traffic safety.~~
- (1) During construction of such center, adequate provision by the owner is required as to dust control, erosion control, siltation control and other environmental controls in accordance with state standards for public projects.
- (2) Traffic control and security within the shopping center shall be the principal responsibility of the owner (or tenants).
- (3) All maintenance, including snowplowing and repair, of all roadways or driveways within a shopping center shall be the sole responsibility of the owner (or tenants).
- (4) The shopping center shall be served by a water distribution system for fire protection purposes. The source for such a system may be a storage tank of such capacity as determined adequate by the Fire Marshal or *public water supply* ~~direct draw from the Still River,~~, or both. The configuration of the system, ancillary pumping equipment, fixturing and flow rates shall be in accordance with requirements established by the Fire Marshal for the size and nature of any shopping center proposed hereunder. The shopping center may have constructed on the site a permanent fire station, suitably equipped with vehicle(s) and fire-fighting apparatus for conveyance, at no cost to the Town of Brookfield for the Town's subsequent operation and maintenance.
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O. **Project limitation:**

The applicant will disclose at the time of filing the application the entire scope of the project. *Notwithstanding the above, the Commission may, at its discretion, The Commission shall not* consider any expansion of the project subsequent to the original approval

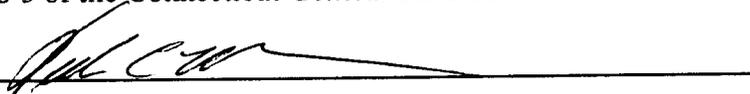
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I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature:

Rev. 2/12

A handwritten signature in black ink is written over a solid horizontal line. The signature is cursive and appears to read "John C. ...".