



**TOWN OF BROOKFIELD**

BROOKFIELD, CT 06804

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**NOTICE OF APPLICATION FOR REGULATION CHANGE**

**August 30, 2012**

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**

On September 27, 2012 the Zoning Commission will hold a Public Hearing in Town Hall at 7:30 pm, on the following Applications for regulation changes:

**Application #201200756: Section 242-505A – Town Center District**

**Application #201200721: Section 242-401E – Prohibitions in Residential Districts to delete “Drainage and Storm Water Run-off”**

Copies of the proposed regulation changes are attached.

Very truly yours,

*Nina Mack*

Nina Mack  
Land Use and Zoning Commission Secretary

**RECEIVED**

**2012 SEP -7 A 11: 23**

**TOWN OF BETHEL  
TOWN CLERK**

TOWN OF BROOKFIELD  
ZONING COMMISSION

# 201200721

APPLICATION FOR REGULATION CHANGE

**Applicant:**

Brookfield Zoning Commission  
100 Pocono Road  
Brookfield, CT 06804  
Phone #: 203-775-7316  
Contact Person: Ryan Blessey  
Phone #: \_\_\_\_\_

**Land Owner of Record:** (if for specific parcel)

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone #: \_\_\_\_\_

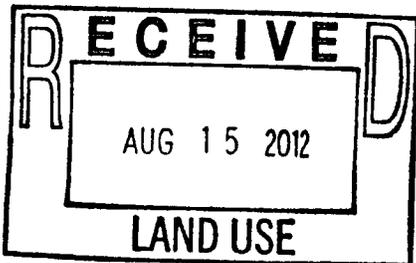
**Regulation Change:**

A. *The current Section Number is: 242-401E. The current text reads:*

E. **PROHIBITIONS IN RESIDENTIAL DISTRICTS:** (added eff. 11/24/09)

The following uses, operations, or activities, are specifically prohibited in all Residential Districts and take precedence over any other similar requirements in the existing regulations:

- (1) **Displays:** The exhibition of merchandise, materials or articles associated with a non-residential use within the front yard except as may be permitted by an appropriate permit issued by the Commission.
- (2) **Drainage and Storm Water Run-off:** Drainage or storm water run-off onto neighboring properties unless a specific legal easement shall have been granted by the neighboring property owner(s) or otherwise allowable by an appropriate town ordinance.
- (3) **Property of a Contractor/Craftsman Resident Owner:** Any outward evidence of commercial use of the property. All vehicles shall comply with the requirements of "commercial vehicle" defined elsewhere herein.
- (4) **Contracting Equipment:** Equipment such as earthmovers, dump trucks, trailers and the like, maintained or stored on the property after five (5) days from the completion of such projects as: grading, contour changes, wall or driveway construction, tree removal or landscaping and the like.



B. *The Proposed Section Number is: 242-401E. The proposed text or deletion is:*

**E. PROHIBITIONS IN RESIDENTIAL DISTRICTS:** *(added eff. 11.24.09)*

The following uses, operations, or activities, are specifically prohibited in all Residential Districts and take precedence over any other similar requirements in the existing regulations:

- (1) **Displays:** The exhibition of merchandise, materials or articles associated with a non-residential use within the front yard except as may be permitted by an appropriate permit issued by the Commission.
- (2) ~~**Drainage and Storm Water Run-off:** Drainage or storm water run-off onto neighboring properties unless a specific legal easement shall have been granted by the neighboring property owner(s) or otherwise allowable by an appropriate town ordinance.~~
- (3) **Property of a Contractor/Craftsman Resident Owner:** Any outward evidence of commercial use of the property. All vehicles shall comply with the requirements of "commercial vehicle" defined elsewhere herein.
- (4) **Contracting Equipment:** Equipment such as earthmovers, dump trucks, trailers and the like, maintained or stored on the property after five (5) days from the completion of such projects as: grading, contour changes, wall or driveway construction, tree removal or landscaping and the like.

C. *Rationale for the requested change is attached.* Please see letter dated July 18, 2012 to Brookfield Zoning Commission from N. Marcus of Cohen & Wolf.

**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*

*Ryan Blessley*

#201200756

**TOWN OF BROOKFIELD  
ZONING COMMISSION**

**APPLICATION FOR REGULATION CHANGE**

**Applicant:**

Brookfield Zoning Commission  
100 Pocono Road  
Brookfield, CT 06804  
Phone #: 203-775-7316  
Contact Person: Ryan Blessey/Chris Lynch  
Phone #: \_\_\_\_\_



**Regulation Change:**

A. *The current Section Number is: 242-505A . The current text reads:*

A. Purpose:

This district encompasses the historical business center of the town. Many business establishments within the district have been in operation prior to the enactment of the Regulations, and physical conditions exist which limit their compliance with regulatory requirements and/or good planning principles. It is considered in the best economic interest of the town to foster business development of both new and existing establishments in a planned, integrated and orderly manner and in such a way as to compliment the historic character and traditions of the district.

It is the intention of this section to:

- (1) Allow additional design flexibility in establishing new or renovating existing business establishments within the district.
- (2) Insure adequate parking for all business establishments within the district.
- (3) Allow flexibility in the location and configuration of required parking spaces.
- (4) Foster increased pedestrian access to and among individual business locations.

- (5) Provide design consistency in preserving the historical character of the district.
- (6) Preserve the district's tradition as the focal point for multiple cultural, civic and commercial activities.
- (7) Orientation of buildings to sidewalks and street.

B. *The Proposed Section Number is: 242-505A . The proposed text or deletion is:*

**A. Purpose and Vision Statement:**

This district encompasses the historical business center of the town. Many business establishments within the district have been in operation prior to the enactment of the Regulations, and physical conditions exist which limit their compliance with regulatory requirements and/or good planning principles. It is considered in the best economic interest of the town to foster business development of both new and existing establishments in a planned, integrated and orderly manner and in such a way as to compliment the historic character and traditions of the district.

**In the future, the Four Corners will become a center of activity in Brookfield and a destination. It will be a “downtown” for Brookfield that is well defined visually and aesthetically, providing a positive experience for residents and visitors, with a distinctive identity that is well known throughout Brookfield and the region. Development will have complementary scale, character and density that will contribute to a sense of both history and vitality. It will offer places to live, work, shop, eat, find entertainment, and cultural enrichment. The area will provide a diversity of services that enhance the quality of life for residents, and invite travelers to stop. This will be complemented by access to the Still River as a scenic resource in the Four Corners. It will have complementary civic spaces, in the form of outdoor parks and plazas, and public community facilities. Most new development will result from infill and from reuse or redevelopment of existing sites. No new strip or large-scale single-use developments will be built.**

**The area will be easy to access and navigate by car, bicycle, transit, and on foot. There will be a variety of opportunities to travel by all these means**

**along all roads within the Four Corners area including walking, biking, rail, and bus, along with key connections among those means. Streets in the Four Corners will offer a balance among motor vehicle and pedestrian and bicycle traffic, with an enhanced streetscape that is pedestrian friendly and complementary to the character of the area. This will be accomplished through improvements such as landscaped sidewalks, aesthetic lighting, and areas to pause and relax, such plazas with benches near public art and other public spaces. Traffic on Route 7 will flow at reasonable speeds through the area as a result of measures designed to encourage drivers to slow down, to improve safety and to minimize any degradation of the character of this special place.**

It is the intention of this section to:

- ~~(1) Allow additional design flexibility in establishing new or renovating existing business establishments within the district.~~
- ~~(2) Insure adequate parking for all business establishments within the district.~~
- ~~(3) Allow flexibility in the location and configuration of required parking spaces.~~
- ~~(4) Foster increased pedestrian access to and among individual business locations.~~
- ~~(5) Provide design consistency in preserving the historical character of the district.~~
- ~~(6) Preserve the district's tradition as the focal point for multiple cultural, civic and commercial activities.~~
- ~~(7) Orientation of buildings to sidewalks and street.~~

C. *Rationale for the requested change is as follows:* The addition of the vision statement summarizes the current intention of the TCD in a statement that is supported by the community and reflects the intentions of the Four Corners Revitalization Plan.

**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: \_\_\_\_\_

*Ryan Blosser/and*