



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

NOTICE OF APPLICATION FOR REGULATION CHANGE

11/08/12

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 Change

On November 29, 2012 the Zoning Commission will hold a Public Hearing in Town Hall at 7:30 pm, on the following Applications for regulation changes:

Application #201200975: Section 242-404K(9)(c) – Incentive Housing District: Density Requirements and Section 242-505D(2) – Town Center District: Permitted Uses

A copy of the proposed regulation changes is attached.

Very truly yours,

Nina Mack
Land Use and Zoning Commission Secretary

RECEIVED

2012 NOV 13 P 12: 25

**TOWN OF BETHEL
TOWN CLERK**

#201200975

**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

Regulation Change:

A. The current Section Number is: The current text reads:

Incentive Housing District - Section 242- 404 K

(9) DENSITY REQUIREMENTS:

(a) General: Density shall be calculated on the basis of the land's ability to support the proposed development. The area to be used in the calculation of density is exclusive of watercourses, roads, drives and rights-of-way.

(b) Density requirements are as follows:

[1] Mixed-Use Development at a minimum of six (6) and a maximum of twenty-four (24) dwellings units per acre.

[2] Multi-family Development at a minimum of twenty (20) and not more than twenty-four (24) units per acre.

[3] Town Houses and at a minimum of ten (10) and a maximum of twenty (20) dwellings units per acre.

[4] Single Family Houses at a minimum of six (6) and a maximum of twelve (12) dwellings units per acre.

[revised 4/14/11 deleted 10. Restrictions...renumbered]

Town Center District §242-505

D. Permitted Uses:

(1) **Table of Permitted Uses:**

The permitted uses established for the TCD district are as indicated in Table I, "Table of Permitted Uses appearing in section 242-501-I.

(2) **Residential Units:**

Residential apartment units may be permitted on floors other than the first floor of a mixed use structure. Each such residential unit shall not contain more than two bedrooms. *[rev 4/14/11]*

B. The Proposed Section Number is: **242-404K**. The proposed text or deletion is:

Incentive Housing District - Section 242- 404 K

(9) **DENSITY REQUIREMENTS:**

(a) General: Density shall be calculated on the basis of the land's ability to support the proposed development. The area to be used in the calculation of density is exclusive of watercourses, roads, drives and rights-of-way.

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[4] Single Family Houses at a minimum of six (6) and a maximum of twelve (12) dwellings units per acre.

[revised 4/14/11 deleted 10. Restrictions...renumbered]

(c) **Dwelling units located in an Incentive Housing project shall be excluded from the 26% cap under §242-404(D)(2)[d] of these regulations.**

Town Center District §242-505

D. Permitted Uses:

(1) **Table of Permitted Uses:**

The permitted uses established for the TCD district are as indicated in Table I, "Table of Permitted Uses appearing in section 242-501-I.

(2) **Residential Units:**

Residential apartment or condominium units may be permitted on floors other than the first floor of a mixed use structure. Each such residential unit shall not contain more than two bedrooms. **Such dwelling units shall be excluded from the 26% cap under §242-404(D)(2)[d] of these regulations.** [rev 4/14/11]

- C. Rationale for the requested change is: The Condo Cap regulation is outdated and it is no longer relevant considering the redevelopment of the Town Center District.

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: _____