



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

NOTICE

To:

Town Clerk	Town Clerk	Town Clerk	HVCEO
City of Danbury	Town of Newtown	Town of Bethel	Old Town Hall.
115 Deer Hill Avenue	45 Main Street	1 School Street	162 Whisconier Rd.
Danbury, Ct 06811	Newtown, CT 06470	Bethel, CT 06801	Brookfield, CT 096804

Re: Proposed Brookfield Zoning Regulation Changes

In accordance with CGS 8-7 D. (f), notice is hereby given that the Brookfield Zoning Commission is considering the below listed Zoning Regulation changes. The changes consists of the following elements:

- a) Section 202, "Definitions"- Add definition of " Fireworks"
- b) Section 242-306 F, "Commercial Signs" – "Business Opening/Closing Signs"
- c) Section 242-501, Table I, Add Health and Fitness Centers as a permitted use in the Village Business District. Uses.

A copy of the proposed regulation changes are attached. The public hearing on this matter is scheduled for OCTIBER 22, 2009 at 8:00 PM at Town Hall. Please contact me if you require any additional information.

Very truly yours,

BROOKFIELD ZONING COMMISSION

W. E. Schappert

Zoning Enforcement Officer

Attachments: Proposed Zoning Regulation Change

RECEIVED

SEP 02 2009

TOWN OF BETHEL
TOWN CLERK

BROOKFIELD ZONING COMMISSION
PROPOSED REGULATION CHANGE

1. Section 242-306 F., **“Signs for Commercial Establishments”**

Change subparagraph (7) to read as follows: (new text is underlined)

“ (7) Special Event Signs:

One (1) temporary on-site sign advertising a special event, sale, promotion, opening/closing of a business, in conjunction with Section 242-308 C (2)., for a period not to exceed fifteen (15) days, once annually. The sign may be a double-faced sign of a maximum size of twenty-four (24) square feet. It shall be located so as to conform to Section 242-306 C (2) (a) through (e). In case of multiple occupancy buildings, only one (1) such sign may be permitted at a time for the entire complex. It shall be promptly removed after the fifteen (15) day period has expired.

2. Section 242-306 G., **“Signs for Shopping Centers”**

Change subparagraph (6) to read as follows: (new text is underlined)

“ (6) Special Event Signs:

One (1) temporary on-site sign advertising a special event, sale, promotion, opening/closing of a business, in conjunction with Section 242-308 C (2)., for a period not to exceed fifteen (15) days, once annually. The sign may be a double-faced sign of a maximum size of twenty-four (24) square feet. It shall be located so as to conform to Section 242-306 C (2) (a) through (e). In case of multiple occupancy buildings, only one (1) such sign may be permitted at a time for the entire complex. It shall be promptly removed after the fifteen (15) day period has expired.

BROOKFIELD ZONING COMMISSION

PROPOSED REGULATION CHANGE

Add the following new definition to Section 242-202, "Definitions"

FIREWORKS

"Fireworks" is defined as set forth in the definitions of "fireworks" as found in the Connecticut General Statutes Section 29-356 and the term "fireworks," for the purposes of these zoning regulations, shall specifically include both "sparklers" and "fountains" as both of these terms are defined in Connecticut General Statutes Section 29-356.



TOWN OF BROOKFIELD
ZONING COMMISSION
APPLICATION- ZONE CHANGE

#200900641

APPLICANT: Clifbrook Properties LLC c/o Catherine A. Cuggino Chipman, Mazzucco 30 Main Street, Ste. 204 Danbury, CT 06810 Phone #: 203-748-4200 Contact Person: Catherine A. Cuggino Phone #: 203-744-1929	LAND OWNER OF RECORD: (IF FOR SPECIFIC PARCELS) _____ _____ _____ _____ Phone #: _____ Contact Person: _____ Phone #: _____
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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 Zoning 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: 242-501 The current text reads:
 Table 1
 Health and Fitness Centers are not currently permitted in the VBD District

B. The Proposed Section Number is: 242-501 The Proposed Text or Deletion is:
 Table 1
 Insert "40" in the Health & Fitness Centers column for the VBD District

C. Rationale for the requested change is attached.

D. A list of adjacent property owners 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. Clifbrook Properties LLC

Applicant's Signature: By: William Cuffa, Member Date: 7/30/09

FOR COMMISSION USE:

Date Received: Notice to Planning Comm.:	Date Accepted: Notice to HVCEO:	Fee Collected On: Notice to Land Owners:
Hearing Set for:	Publication Dates:	Effective Date:
Disposition:	Date:	
Notes:		

Chairman, Brookfield Zoning Commission

Comments: