



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

NOTICE OF APPLICATION FOR REGULATION CHANGE

03/28/14

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 April 10, 2014 the Zoning Commission will hold a Public Hearing in Town Hall at 7:30 pm, on an Application submitted by Newbury Village, LLC for a regulation change:

Application #201400176: Section 242-404 I (7) (a) – Planned Age Restricted Communities.

A copy of the proposed regulation change is attached.

Very truly yours,

Nina Mack
Land Use and Zoning Commission Secretary

RECEIVED

2014 APR -3 P 1:41

TOWN OF BETHEL
TOWN CLERK

#201400176

TOWN OF BROOKFIELD

ZONING COMMISSION

APPLICATION FOR ZONE OR REGULATION CHANGE

Applicant:

Newbury Village, LLC
246 Federal Rd-D-25
Brookfield, CT 06804
Phone #: 203-775-6700
Contact Person: Peter Scalzo
Phone #: 203-207-5400

Land Owner of Record: (if for specific parcel)

N/A

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: 242-404I (7) (a) The current text reads:
No PARC project shall contain more than one hundred twenty (120) dwelling units
- B. The Proposed Section Number is: same as above. The proposed text or deletion is:
No PARC project shall contain more than one hundred fifty (150) dwelling units
- C. Rationale for the requested change is attached.
See attached

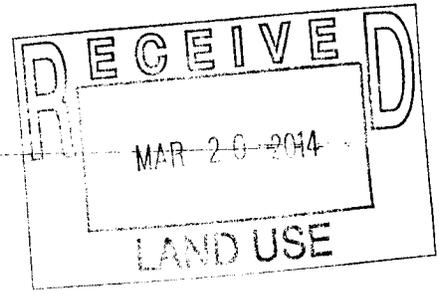
Applicant Signature and Representation:

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: Mart W. Hornobly President
MARTIN CONSTRUCTION Management, INC member

Land Owner's Signature: _____
(For Zone Change Applications)

Revised 3/20/13



APPLICATION FOR REGULATION CHANGE

C. Rationale for the requested change

1. Uniformity in the Zoning Regulations: Other multi-family regulations in the residential zones provide for 150 units. PARC currently provides for 120 units. The change in the unit count will provide greater uniformity for multi-family projects in the regulations. See Multi-family Dwellings Sec. 242-404D(2)(C).
2. PARC development should be encouraged. It should be targeted residential development for the Town of Brookfield. PARC provides for elderly residential development for individuals and families who desire low maintenance multi family living as empty nesters. This development usually provides a low burden to the schools and therefore a high economic benefit for the Town. We should encourage our senior citizen population to live in Brookfield and not relocate out of the Town or State.