



TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

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JUN 30 2009

TOWN OF BETHEL
TOWN CLERK

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7008 1830 0002 1581 7135**

JUN 26 2009

Town Clerk
Town of Bethel
1 School Street
Bethel, CT 06801

Dear Sir/Madam,

Re: Proposed Zoning Regulation Change, Section 242-504 P. "Major Shopping Centers"

In accordance with CGS 8-7 D. (f), notice is hereby given that the Brookfield Zoning Commission is considering the above referenced Zoning Regulation changes. A copy of the proposed regulation change is attached.

The public hearing on this matter is scheduled for AUG 13 2009, 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



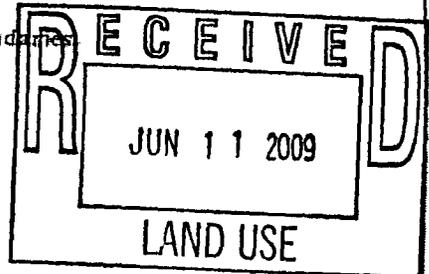
TOWN OF BROOKFIELD
ZONING COMMISSION
APPLICATION-ZONE CHANGE

APPLICANTS:	LAND OWNER OF RECORD: (IF FOR SPECIFIC PARCELS)
401 Federal Road, LLC	owner of 401 Federal Road, Brookfield
Berkshire North, LLC	owner of 20 Vale Road, Brookfield
Address: 2 Parklawn Drive	
Bethel, CT 06801	
Phone #: (203) 744-3782	Phone #:
Contact Person: Roy E. Steiner	Contact Person:
Phone #: Address, phone number and	Phone #:

Contact person same for both Applicants)

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: 242-504 The current text reads:

Please see Exhibit A attached hereto.

- B. The Proposed Section Number is: 242-504(P) The Proposed Text or Deletion is:

Please see Exhibit B attached hereto.

- C. Rationale for the requested change is attached. Please see Exhibit C attached hereto.
- D. A list of adjacent property owners is attached. N/A.

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. (Please see Signature Page attached hereto)

Applicant's Signature: as Exhibit D Date: _____

FOR COMMISSION USE:

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

Chairman, Brookfield Zoning Commission

Comments:

EXHIBIT B

NEW Section 242-504(P) "Major Shopping Centers":

"Notwithstanding the adoption of any subsequent zone text amendment to the contrary, any parcel of land comprising a minimum of twenty-five (25) acres that was located in the IL-80 or ILC-80-SE Zone Districts on June 1, 2009, shall have a major shopping center use as a permitted use subject to this Section 242-504, and all other applicable provisions of these Regulations."