

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

**Site Bonds & Re-Use & Retention of Historic Structures
§ 242-1103 & 1104**

§ 242-1103 Site Bonds *[approved 11/18/99]*

Site Bonds are required for the faithful completion of all required site work under a **Design Review Approval – Special Permit or Site Plan Modification**. It is the experience of the Commission that newly completed site work often requires a period of settling and/or compaction and rework before it can be considered finally complete. Indeed, it has been the Commission's experience that winter storms, spring rains and tropical storms adversely affect newly completed work.

It is the policy of the Zoning Commission that site bonds remain in place for a minimum of one year after the effective completion of a project to insure the physical integrity of the work. The Commission may consider a reduction in the original bond amount, but the remaining amount must be sufficient, in the Commission's sole determination, to cover any possible rework.

242-1104 Re-Use and Retention of Historic Structures:

It is the policy of the Commission to give preferential treatment to the re-use and retention of historic structures within any zoning district. Such treatment shall include the following: Exclusion from the re-building prohibition of destroyed, non-conforming structures, modification of parking requirements or landscape treatment on a case-by-case site plan basis or other modifications of the regulations which, in the sole determination of the Commission, are in concert with the general intent of this policy. In treating each historical structure on a case-by-case basis, the Commission shall be guided by the recommendations of the applicable Historic District and/or the Brookfield Historical Society.