

TOWN OF BROOKFIELD
ZONING REGULATIONS

Pre-Application Review Process
§242-1105

242-1105 Pre-Review Application Process [effective 3/13/07]

It is the policy of the Zoning Commission, Town of Brookfield, to not delay any competent application for Zoning Approval. The Commission recognizes that a development project must involve a careful balance of environmental, economic, aesthetic, technical competency, and public safety considerations. It is fully aware of its statutory obligation to insure public health, safety and welfare and these are the major concerns in any application. An application is a two-sided process where an applicant needs to be knowledgeable of the application process, technically competent, and flexible in decision making, while the Commission's obligation is to be thorough, competent and consistent in its decisions on a particular project.

Furthermore, it is the Commission's policy, in furtherance of Public Act 03-184, that it may offer an applicant the opportunity to informally come before a Committee of the Commission to discuss a particular application. In these discussions, the Committee can advise the applicant of any site or utility difficulties and other major areas of concerns that would have to be addressed. Per Public Act 03-184, these discussions do not imply any final possible action by the full Commission. Areas in which the Commission can be of little help are in water and sanitary matters in which State agencies have jurisdiction. These matters should be clarified with State Health Services and Public Utilities Control Departments very early in the process as the Commission has found that these considerations are the most time consuming part of the application process.