

**APPROVED Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, October 6, 2011 7:30 PM**

**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

1. **Convene Meeting** : Chairman J. Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: J. Van Hise, Chairman; Secretary A. Kerley; Regular members P. Conlon and R. Baiad, and Alternate D. Frankel.\*

\*D. Frankel was appointed a voting member.

Absent: W. Conner, Vice Chairman.

2. **Review Minutes of Previous Meetings: 09/15/11**: A motion to approve the Minutes of 9/15/11 as submitted was made by A. Kerley, seconded by D. Frankel and carried unanimously.

3. **Old Business**: There was none at this meeting.

4. **New Business**: There was none at this meeting.

5. **Minutes of Other Boards & Commissions**:

- 09/12/11 Zoning Board of Appeals; Nothing to comment on related to the Planning Commission;
- 09/22/11 Zoning: Planning Commission's input for the public hearings was received;
- 09/26/11 Inland Wetlands: Nothing to comment on related to the Planning Commission.

6. **Correspondence**:

- a. Letter from D. Sawicki to C. Bennett of the CT DOT dated 09/22/11 Re: BJ's Wholesale Club: This letter referenced a traffic study for the proposal for BJ's Wholesalers here in Brookfield (near Kohl's Shopping Center).

7. **Informal Discussion**:

1. **Peter Young – Lot Approval Whispering Glen**: Present was Mr. P. Young as an agent for Mr. B. Fishman f Finmarc Custom Homes, LLC. Mr. Young presented a copy of the original approved site plan for this subdivision, noting the history of the property whose previous owner did not complete the entire subdivision. Finmarc Custom Homes is the present owner, and Mr. Young was seeking input from the Commission on how to file applications to complete the six remaining lots, one of which has a home on it. A set of documents from Mr. Young showed that there were certificates of foreclosure for lots 5, 6, 7, 9, 11 and 12, and that the taxes for each were paid and up to date, with the transfer of each to Finmarc Custom Homes.

Per a review of the plan, which highlighted the aforementioned lots, the Commission determined that, given the contiguous location of two groups, that two separate subdivision applications may be submitted: one for lots 5, 6, and 7, and one for lots 9, 11 and 12. Mr. Young will work with Ralph on the bonding estimate.

2. Chairman J. Van Hise and Commissioner A. Kerley updated the Commission on the actions taken at the recent Selectmen's meeting regarding selection of a consulting firm for the Four Corners (Village Center District).

3. Chairman J. Van Hise provided copies of demographic information he received at a seminar at Western Connecticut State University last month. He encouraged the Commissioners to read through it relative to its inclusion in the Plan of Conservation and Development.

8. **Tabled Items:** There were none at this meeting.

9. **Adjourn:** A motion to adjourn at 8:23 p.m. was made by A. Kerley, seconded by D. Frankel and carried unanimously.

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**J. Van Hise, Chairman**