

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, November 3, 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 member: J. Van Hise, Chairman; W. Conner, Vice Chairman; A. Kerley, Secretary; Regular member P. Conlon, and Alternate D. Frankel.* Also present: Town Director of Public Works R. Tedesco.

Absent: R. Baiad, Regular Member.

*D. Frankel was appointed a voting member.

2. **Review Minutes of Previous Meetings: 10/20/11: A motion was made by A. Kerley to approve the minutes as submitted. W. Conner seconded and the motion carried unanimously.**

3. **Old Business:** _

a. **56A & 56B Stony Hill Road #201100338: Mylar Signing**

1. **Memo from K. Daniel to the Planning Commission dated 10/26/11**

Re: Maria's Court Subdivision, 56A & 56B Stony Hill Road, #201100338

No one present. Chairman Van Hise signed the mylar. (Please also note item in Correspondence).

4. **New Business:**

a. **Gurski Homestead Commission # 201100916: 8-24 Referral – Phase II Barn Renovation**

1. **Email from J. Heise to K. Daniel dated 10/24/11 Re: 8-24 Referral for Gurski Homestead Commission**

2. **Capital Improvement Grant Project Description**

Gurski Homestead Commissioners J. Heise and K. Archer, Engineer, present. The project description was submitted which the Commissioners had reviewed. A detailed construction schedule was distributed to the members. This is Phase II of the project on the restoration of the barn on the Gurski Homestead. They are in process of cleaning up what's been torn down to make it both more aesthetically pleasing and safe. They have applied for a \$25,000 grant for this phase of the project (which, per the approved budget, will be matched by the Town). The grantor's decision will be made by December, but Ms. Heise indicated they want to be sure all approvals are in place in the event the grant is approved. The Commission reviewed the plan which detailed plans to finish repair of the foundation and framing of the first floor. If money is available, they will replace any damaged floor planks. The intent is to restore the barn to its original function (as a dairy barn) with a vision for the entire property including the farmhouse which will present educational opportunities, and other functions to benefit the community. Ms. Heise reiterated that this remain Town-owned property.

A motion was made by W. Conner to send a memo to the Board of Selectmen stating that the Planning Commission has reviewed the Gurski Homestead Commission Phase II Barn Renovation Plan, #201100916, and has a favorable recommendation for proceeding with that phase. This recommendation is subject to the \$25,000.00 grant that has been applied for being accepted. The motion was seconded by D. Frankel and carried unanimously.

b. Proposed Zoning Regulation Changes #201100881: Section 242-202, 242-305F, 242-401 A(2)(g)

1. Memo from the Zoning Commission to the Planning Commission dated 10/28/11

No one present. The Commissioners reviewed the application and members noted that they were “confused” over a number of different points in the proposed change. After a brief discussion, **a motion was made by P. Conlon to send a memo to the Zoning Commission stating that the Planning Commission would like further clarification on this proposed Zoning changes by addressing the following questions:**

What is the rationale for the proposed change: why is the Zoning Commission considering this? (What was the impetus behind the proposed change?) Is this a relaxation or greater restriction on the type of commercial vehicles that are allowed in Residential areas? Where is the definition of a commercial vehicle? Will the noise standard indicated be able to be enforced? Does the noise standard need a distance measurement clarification (for decibel reading)? The motion was seconded by W. Conner and carried unanimously.

5. Minutes of Other Boards & Commissions:

- **10/17/11 Inland Wetlands:** While nothing pertinent to the Planning Commission in these minutes, they are moving forward on a number of the violations.
- **10/27/11 Zoning :** Nothing pertinent to the Planning Commission in these minutes.

6. Correspondence:

- a. Letter from D. Martone to the Zoning and Planning Commissions dated 10/24/11**
Re: 7 Del Mar Drive Application #201100878: This application is presently before the Zoning Commission.

Also received:

- b. Memo from K. Daniel to Planning Commission re: Maria’s Court (56A and B Stony Hill Road #201100338):** the property owner has posted the subdivision improvement bond in the form of a surety. (*Mylar signed: see item 3a*).

7. Informal Discussion: There was none at this meeting.

8. Tabled Items: There was none at this meeting.

9. Adjourn: A motion was made by A. Kerley to adjourn at 8:10 p.m. The motion was seconded by D. Frankel and carried unanimously.

J. Van Hise, Chairman