

**APPROVED Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, December 1, 2011 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

**I. Convene Meeting** – Chairman Van Hise convened the meeting at 7:30 PM and established a quorum of members: Chairman Van Hise, Regular Member R. Baiad, Alternate D. Frankel\*

Absent: Secretary A. Kerley, Regular Member P. Condon

\* Alternate D. Frankel was established as a voting member for this meeting.

**II. Review Minutes of Previous Meeting: 11/17/11 –**

Chairman Van Hise mentioned one correction in item #7a Informal Discussion, in the motion thanking W. Conner for his service, to change “give” to “given” so the remainder of the motion reads “. . . appreciates his hard work and will miss his valuable input given over the years. . .”

**R. Baiad made a motion to accept the minutes of the previous meeting. D. Frankel seconded the motion and it carried unanimously, 3-0.**

The Commission moved to item 3a, Old Business.

**III.a. Old Business:**

**8A Stage Road 3200800694: Request for Bond Release - \$399,500.00 -**

*R. Tedesco, Brookfield Public Works Engineer was present.*

*J. Murphy of Gregory and Adams present, representing Diego and Bob Valenti, also present.*

R. Tedesco stated that he could not find the specification that the trails had to be marked as part of the approval process.

Chairman Van Hise stated that the requirement for blazing was discussed in the meeting minutes of the Planning Commission of May 21, 2009 when the mylar was signed for the project.

Chairman Van Hise stated that the trails need to be cleaned of some more trees and the trails also need to be blazed to clearly mark the path along the open space portion of the property.

Mr. Murphy stated that the gap in the rock required by the Planning Commission had been completed a while ago. Mr. Murphy stated that he could not find anything about markers in the approval. Mr. Murphy stated that the requirement for blazing was post-resolution.

Mr. Murphy stated that he would like to get the bond released with the promise that the

remainder of the work – blazing and removing trees – may be done within the next ten days.

Chairman Van Hise asked for R. Tedesco's comments about the site.

R. Tedesco mentioned that the two minor issues with the property are the blazing and the cleaning of the trees. R. Tedesco mentioned that a couple of trees fell along the trails and need to be removed.

R. Tedesco stated that if the applicants certify that they will do everything within the next ten days, he is fine with releasing the full amount of the bond.

Mr. Murphy reviewed the details of where to blaze with the Commission on a property map.

Chairman Van Hise noted that the reason for blazing the trail is to make sure that people do not walk on private property. R. Tedesco mentioned that it is in the applicant's best interest to blaze more than less.

Chairman Van Hise asked R. Tedesco how much the blazing would cost. Chairman Van Hise mentioned that he is willing to release all but \$500.00. R. Tedesco stated that he cannot see the work costing more than \$500.00.

**R. Baiad made a motion to release the amount of \$399,500.00 in bond for #200800694 8A Stage Road Newbrook Subdivision, leaving a balance of \$500.00 for work to be done. D. Frankel seconded the motion and it carried unanimously, 3-0.**

*Ryan Blessey of the Zoning Commission entered the room around 7:45 PM.*

R. Blessey stated that the Zoning Commission, which was meeting next door, did not receive the comments from the Planning Commission about proposed regulation changes for handicapped parking, table of permitted uses, and the commercial vehicle regulation.

**R. Baiad made a motion to move to informal discussion item #7 on the agenda. D. Frankel seconded, and the motion carried unanimously, 3-0.**

R. Blessey mentioned the Proposed Zoning Regulation Change #201100827 for handicapped parking. He said that the Zoning Commission's requirements are currently more strict than the State's requirements, and the Zoning Commission is looking to use the State's formula.

Chairman Van Hise stated that the Commission had no problem with the handicapped parking proposed regulation change.

R. Blessey mentioned that the proposed regulation change definition of commercial vehicles is being pulled per Attorney Neil Marcus's review.

**D. Frankel made a motion to recommend that the Zoning Commission adopts the State regulations for handicapped parking. R. Baiad seconded, and the motion carried unanimously, 3-0.**

The Commission moved to New Business item #4 on the agenda.

**IV. New Business -**

**a. Nomination of Officers –**

Chairman Van Hise reviewed the Planning Commission By-Laws regarding the Nominating Committee.

Chairman Van Hise appointed D. Frankel and R. Baiad as nominating committee to bring three names for Chairman, Vice Chairman and Secretary. Chairman Van Hise noted that currently there is only a Chairman and a Secretary.

**V. Minutes of Other Boards & Commissions - 11/14/11 Inland Wetlands Minutes –**

Chairman Van Hise mentioned that there are some erosion issues on the property located at 595 Federal Road.

Chairman Van Hise also noted that the sewer extension application for Ledgewood and Newbury Crossing is on the Inland Wetlands Commission minutes. Chairman Van Hise stated that there was also a study for a wood turtle, and the project for the sewer extension will start next summer.

**VI. Correspondence –**

**Chairman Van Hise asked that a memo be sent to the Board of Selectmen to state that with the departure of William Conner from the Planning Commission and the election of D. Frankel in his spot, the Planning Commission has now been left with no alternates for this Commission and look to the Board of Selectmen to help the Planning Commission identify and select some new alternates for the Commission.**

The Planning Commission reviewed the Planning Commission Contact Sheet and R. Baiad asked that his work and fax numbers be removed from the list because they are no longer valid. Chairman Van Hise stated that by next meeting D. Frankel will be an official member. Therefore, remove the tag alternate.

The Commission reviewed the 2012 Land Use Approved Calendar and noted the following correction: change the January 13<sup>th</sup> cut-off date to January 11<sup>th</sup>.

**VII. Informal Discussion -**

Chairman Van Hise noted that he will be going on vacation and will not be present for the January 5<sup>th</sup> meeting. Chairman Van Hise stated that in order to have an official meeting, Art Kerley will have to run the meeting. Art Kerley will need to step in as Acting Chairman. Chairman Van Hise will be back for the January 19<sup>th</sup> regular meeting.

**D. Frankel made a motion to adjourn at 8:02 PM; R. Baiad seconded, and the motion carried unanimously, 3-0.**