

**APPROVED Revised Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, January 5, 2012 7:30 PM**

MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting Acting Chairman/Commission Secretary A. Kerley convened the meeting at 7:30 p.m. and established a quorum of members: Acting Chairman/Secretary A. Kerley, Regular Members R. Baiad, P. Conlon and D. Frankel. Also present: Town Director of Public Works R. Tedesco.

Absent: Chairman J. Van Hise.

2. Review Minutes of Previous Meetings:

- **12/01/11: A motion to continue the minutes of 12/1/11 to the next regular meeting was made by P. Conlon, seconded by R. Baiad and carried unanimously.** *(There were not enough members from the 12/1/11 meeting present to vote).*
- **12/22/11 Special Meeting: A motion to approve the minutes of 12/22/11 was made by R. Baiad, seconded by D. Frankel, and carried 3-0-1 with P. Conlon abstaining (not present 12/22/11).**

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

4. New Business:

a. Nomination of Officers – Report of Nominating Committee: R. Baiad reported that the slate so far would be:

- J. Van Hise, Chairman;
- A. Kerley, Vice Chairman;
- D. Frankel, Secretary.

The Committee will also entertain any other nominees prior to the vote in February.

b. 8A Stage Road #200800694: Final Bond Release - \$500.00

1. Letter from J. D’Alton Murphy to J. Van Hise dated 12/20/11

No one present. Acting Chairman Kerley asked R. Tedesco for his opinion on the proposed bond release. He said there were no problems, and that the tree stumps which had been an area of concern, had been removed. **A motion was made by R. Baiad to recommend to the Board of Selectmen the release of the final bond in the amount of \$500.00 for 8A Stage Road, Application #200800694. The motion was seconded by D. Frankel and carried unanimously.**

c. 101 Obtuse Hill Road #201101091: 8-lot subdivision – “Whispering Glen”
(dec date 03/10/12)

- 1. Letter from P. Young to the Brookfield Planning Commission dated 12/15/11 Re: Whispering Glenn Section II Cross Pond Drive Lots 1, 5, 6 & 14, Tree Farm Lane Lots 7, 9, 11 & 12**
- 2. Letter from P. Young to Adjoining Land Owners dated 11/15/11 Re: Whispering Glenn Section II Cross Pond Drive Lots 1, 5, 6 & 14, Tree Farm Lane Lots 7, 9, 11 & 12**
- 3. Maps received in the Land Use Office on 12/21/11:**
 - **Sheet No. 1 – Final Subdivision Map: Whispering Glen Section Two prepared by CJOJ, LLC dated 10/19/11**
 - **Sheet 1 of 4 – Site Plan Whispering Glen Section Two prepared by**

CJOJ, LLC dated received in the Land Use Office on 12/21/11

- **Sheet 2 of 4 – Site Plan Whispering Glen Section Two prepared by CJOJ, LLC received in the Land Use Office on 12/21/11**
- **Sheet 3 of 4 – Site Plan Whispering Glen Section Two prepared by RJOJ, LLC received in the Land Use Office on 12/21/11**
- **Sheet 4 of 4 – Site Plan Whispering Glen Section Two prepared by RJOJ, LLC received in the Land Use Office on 12/21/11**

Present for the applicant was P. Young. This proposal had been discussed informally with the Commission several months ago. The plans and documents were reviewed and Commissioner R. Baiad asked for clarification on the lot numbers which were different on two documents: the application and an item of correspondence. Mr. Young clarified that what was shown on one were street addresses, while the other featured the lot numbers. Mr. Young added that the fee was paid when the application was filed, and that notification letters of the proposed development was sent to abutting property owners. Mr. Young also noted that he had received a request for additional information from K. Daniel of the Land Use Office, and he pointed her in the direction where she could find it. The original subdivision map has been revised to reflect the lot line change (approved by this Commission). A “Section II” map has been drafted. Most is identical to the original subdivision approval including the roads, open space and approved septic locations. Mr. Young had reviewed the bond with Mr. Tedesco today. While the applicant is Finmark Custom Homes, LLC, this property had been a foreclosure taken over by Citizens Bank, which provided the nearly \$250,000 bond to finish the road. The road is not yet complete. R. Tedesco noted that the as-built, and pins and monuments are the only outstanding portion not completed. Mr. Young has a breakdown of what was spent to present to the client, with Mr. Tedesco noting that the Town used competitive pricing and used the lowest bid.

A motion to take in the subdivision application for Finmark Custom Homes LLC, Whispering Glen Section II, #201101091 was made by D. Frankel, seconded by P. Conlon and carried unanimously.

A motion to set a public hearing for February 2, 2012, at 7:45 p.m. was made by P. Conlon, seconded by R. Baiad, and carried unanimously.

A site walk will be set at the next meeting.

A. Kerley will do the checklist on this subdivision.

5. Minutes of Other Boards & Commissions: 11/28/11, 12/03/11 special, 12/12/11, 12/17/11 special, 12/19/11; 12/19/11 Inland Wetlands; 12/01/11, 12/08/11; 12/22/11 Zoning; 12/05/11 Zoning Board of Appeals

The Commissioners discussed the content of these Minutes with the following comments noted: Zoning Commission has decided to withdraw the proposed regulation change regarding definition of commercial vehicles; Zoning Commission has revised the handicapped parking regulations to be aligned with the State's.

6. Correspondence:

a. Planning Commission Contact Sheet revised 12/05/11: The Commissioners provided some updated information. A revised list was left for the Land Use Office.

b. 2012 Approved Land Use Commission Regular Meeting Schedule revised 12/11

- 2
- c. Letter from D. Martone to the Planning and Zoning Commissions dated 12/07/11
Re: 540 Federal Road Municipal Water System – Southern Waterline – Phase
Application #201101017
The Commission asked the Land Use office to review this letter, and to forward the points/questions raised to the party/parties who are responsible for responding to them.
 - d.. Letter from D. Martone to Planning and Zoning Commissions dated 12/07/11 Re:
Tyree Corp, 105 Commerce Rd Application #201101016
The Commission asks that the property owner/applicant is notified of this requirement.
 - e. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Fall
2011 Volume XV, Issue 4
 - f. Letter from D. Sawicki to Gary R. and Dennis Michael dated 12/21/11 Re: Town of
Brookfield COSTCO Expansion (Bank and Fueling Facility)
7. **Informal Discussion:** There was none at this meeting.
8. **Tabled Items:** There were none at this meeting.
9. **Adjourn:** A motion was made by P. Conlon, seconded by D. Frankel to adjourn at 8:15 p.m. Motion carried unanimously.

A. Kerley, Secretary/Acting Chairman