

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, January 19, 2012 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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

Also present: Town Director of Public Works R. Tedesco.

2. **Review Minutes of Previous Meetings:**

- **12/01/11:** A motion was made by R. Baiad to approve the minutes of December 1, 2011, as presented. The motion was seconded by D. Frankel and carried 3-0-2 with A. Kerley and P. Conlon abstaining (not present at this meeting).

01/05/12: A motion was made by P. Conlon to approve the minutes of 1/5/12 as amended.* R. Baiad seconded the motion which carried 4-0-1 with J. Van Hise abstaining (not present at this meeting). *Amendment: Page Two: change “applicant” to “application”.*

3. **Old Business:** -

- a. **Nomination of Officers – Report of Nominating Committee :**

At the last meeting, the Nominating Committee had presented its slate. At tonight’s meeting, the Chairman called for comments on the nominees, and asked if there were any other nominations. Hearing none, the Chairman stated that the election of officers would take place at the next Commission meeting. This item is continued.

A motion was made by J. Van Hise to amend the agenda to add under Old Business as item “b”:
101 Obtuse Hill Road, Whispering Glen Subdivision: #201101091. A. Kerley seconded the motion which carried unanimously.

b. **Whispering Glen Subdivision: #201101091.** *P. Young present.* A public hearing is set for this subdivision for the Commission’s next meeting on February 2, 2012. The Commission still needs to set a site walk. Mr. Young stated that the lots are not yet staked, but they are clearly visible since they are not contiguous lots. The staking will be done next week. The Chairman specified that the corners of the houses, center lines of the driveways and location of the septic systems be staked. Friday, January 27th at 1:00 p.m. was the time selected by the Commission to meet at the site near Lot 12 on Tree Farm Lane.

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

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

- **01/09/12 Zoning Board of Appeals:** 540 Federal Road was a topic of discussion. The Commission did not recall a water tank as part of its approval of this subdivision, and was dismayed that they were not consulted on this matter before it went to the Board of Appeals.

6. **Correspondence:**

- a. **Planning Commission Contact Sheet revised 01/09/12:** a slight revision was submitted which can be addressed when the new officers are designated on the revised copy.

- b. **Memo from the Land Use Office to the Planning Commission dated 01/11/12 Re: Proposed Zoning Regulation Changes**
 1. **Letter from T. Cody to the Zoning Commission dated 01/05/12 Re: Costco Wholesale Application Zoning Regulation Text Amendment Application Section 242-602B(2)(h)(1)**

The Commission offered its comments on this proposal, while two representatives from COSTCO interjected some points of clarification. Chairman Van Hise expressed concern for the abutting neighbors, citing a previous situation where the matter of “light pollution” was expressed by neighbors for another large shopping site, which did not get approved. He also stated that he is concerned over this type of lighting being permitted in other areas of town presently considering development. P. Conlon wondered if the entire regulation needed to be changed just for the sake of COSTCO, or if a variance could be considered. Chairman Van Hise said the Zoning Commission seeks to avoid “spot zoning.” A. Kerley wondered how other towns are handling situations like this one. A COSTCO representative reminded the Commission that this proposed regulation change would only allow this lighting for establishments with 200+ parking spaces, and sought this Commission’s input on whether that number should be increased.

P. Conlon proposed that this Commission send correspondence to the Zoning Commission urging the members to carefully consider this application with respect to its impact town-wide and not only specific to the applicant’s condition. The Commission asks that they consider perhaps improving this regulation by limiting its scope to larger parking areas, since this Commission’s concern is over possible light pollution for residents in areas of town not presently under consideration.

Letter from T. Cody to the Zoning Commission dated 01/05/12 Re: Costco Wholesale Corporation Zoning Regulation Text Amendment Application Section 242-308F

The Commission stated that it had recently discussed the matter of liquor store proximity with respect to another application. J. Van Hise stated that there is presently a change taking pace in the State allowing wine to be sold in gift baskets and the like in locations like flower shops. The Commission did not offer any new comments at this time, instead referring the Zoning Commission to this Commission’s earlier comments on a similar manner as featured in its minutes.

7. **Informal Discussion:** There was none at this meeting.
8. **Tabled Items:** There were none at this meeting.
9. **Adjourn:** A motion to adjourn at 8:06 p.m. was made by A. Kerley, seconded by D. Frankel, and carried unanimously.

J. Van Hise, Chairman

