

**APPROVED Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, February 2, 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 p.m. 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:**

- **01/19/12: A motion to approve the Minutes of 1/19/12 as submitted was made by A. Kerley, seconded by P. Conlon and carried unanimously.**
- **01/27/12 Special Site Walk: A motion to approve the Minutes of 1/27/12 as amended\* was made by R. Baiad, seconded by A. Kerley and carried 4-0-1 with P. Conlon abstaining (not present at this meeting).**

*\*Second paragraph, #2: add "Connecticut" Route 133, and the official name of the road is Obtuse Hill Road. Under Lot 1, clarify "Obtuse Hill Road." Lots should be by lot number and not street addresses.*

A motion to amend the agenda to go to items 3 and 4 was made by J. Van Hise, seconded by P. Conlon and carried unanimously.

3. **Old Business:** \_

a. **Election of Officers for the 2012 Calendar Year** : D. Frankel reported that the slate is: J. Van Hise, Chairman; Vice Chairman: A. Kerley and Secretary: D. Frankel. There were no changes for that slate. **All those voted unanimously in favor of approving that slate.**

b. **Update of Plan of Conservation and Development:** Chairman Van Hise reported that he was going to set up a work agenda to review the revisions of text that this Commission had worked on previously, and asked for the Land Use Office's support with resources. The tasks would include, but not be limited to, redrawing current maps; assisting taking many charts from 2000 census data and updating it with recent census data; and having the data from Planimetrics downloaded and text extracted into a Word document. K. Daniel's reply stated that she has requested \$80,000.00 for resources from the Land Use Office's 2012-2013 budget. No money was requested for this current fiscal year for the Plan, since there have been no firm quotes from a consultant. She informed the Commission that the new State deadline is now July, 2014, giving the Commission additional time to complete this project. Chairman Van Hise encouraged the Commission to continue to keep the Plan in mind in the interim.

4. **New Business:**

a. **58 Stony Hill Road (Pine Grove Estates) #200700648: Bond Release - \$51,590.00**

1. **Memo from R. Tedesco to the Planning Commission dated 01/20/12 Re: Pine Grove Estates Permit #200700648**

*No one present.* R. Tedesco reported that the project is complete and the pins and monuments are in. A motion was made by A. Kerley to recommend to the Board of Selectmen authorization to release the bond in the amount of \$51,590.00 for Application #200700648/Pine Grove Estates (58 Stony Hill Road) based on recommendation of Town Engineer that everything is in order on this project. P. Conlon seconded the motion which carried unanimously.

**PUBLIC HEARING: 7:45 PM –**

**101 Obtuse Hill Road #201101091: 8-lot subdivision – “Whispering Glen Section II”**

*(PH Close Date 03/08/12)*

**a. Memo from the Conservation Commission to the Planning Commission dated 01/11/12 Re:  
Land Use Review & Comment Notification Form – 101 Obtuse Hill Road  
Whispering Glen 8-lot subdivision application**

Chairman Van Hise opened the public hearing at 7:45 p.m. and Commission Secretary D. Frankel read the legal notice. Chairman Van Hise outlined the ground rules of the public hearing. At this point, the developer's representative, *P. Young*, addressed the Commission. Mr. Young represents developer Finmark Custom Homes, LLC. The Chairman asked for copies of the returned receipts from abutting property owners on notification of the public hearing. *Mr. Young stated that the Land Use Office said it had notified the abutters of the date/time of the public hearing. The Commission wanted clarification that this was done by the Land Use Office, since in the past this was the responsibility of the developer.* (Ref.: Section 234-401: recorded documents and information). The Chairman also felt that this application is incomplete since the Road Profiles were missing (brought in by Mr. Young at this meeting). Mr. Tedesco will need to review these. Chairman Van Hise also asked about construction details, drainage bales, wetlands disturbance, and any blasting language, since R. Baiad pointed out there is a lot of ledge on site. Mr. Young stated that he intends to modify the plans to reflect adjustment of the length of the driveways off the proposed common driveway, so they meet the Commission's 150 foot regulated length. J. Van Hise stated that the Commission was disappointed Mr. Young hadn't met them in the field for the site walk, but Mr. Young countered that K. Daniel had told him that the Commission preferred to walk the site alone.

D. Frankel questioned the footprint of the homes, noted on the site walk. Mr. Young said that the 30 foot X 80 foot dimensions would be doubled so these homes would conform with what is presently in the first phase of the subdivision. Mr. Frankel also asked about Lot 12, which seems to have a “decline” in the back. Mr. Young replied that this would be a walkout basement.

Chairman Van Hise asked for deed language for the conveyance of the open space to the Town, and for documentation to support Mr. Young's statement that the fire tank accepted by the fire company. The Chairman further clarified that the other subdivision was null and void, so all documentation is needed for this subdivision, adding that all information has to be “new” so the subdivision stands on its own. Mr. Young apologized for the “information lapse” since per his discussion with the Land Use Office where the application was reviewed, he was told all was complete. Mr. Young requested having a conversation with K. Daniel and the Chairman on the application process prior to the next public hearing. Mr. Young then outlined this development of an eight lot subdivision, since the original Whispering Glen was voided. These individual lots are located around the subdivision, and are proposed the same as they had been previously approved. Each lot meets regulations of the Planning, Zoning and Wetlands Commissions (it is presently under review by the Wetlands Commission), except the driveway lengths off the common driveway, which will be corrected. Open space still needs to be resolved: will deed it to the Town. Lot 12: packet missing for site walk. Lot 5's driveway length had been missing from the plan, and was remeasured: less than 100 feet long. Debris on this lot needs to be removed. Lot 1: stream wasn't indicated on the Final Subdivision Map. Main road needs to be defined as Connecticut Route 133. Any revised plans need to be in the Land Use Office prior to the next public hearing in two weeks. The bond estimate was submitted with a copy to R. Tedesco, and each item was reviewed. Also: a 400-1 scale Area map needs to be presented as well.

Since the application still needs some revising, there were no public comments.

**A motion to continue this public hearing for 101 Obtuse Hill Road #201101091: 8-lot subdivision – “Whispering Glen Section II to February 16, 2012 at 7:45 p.m. was made by P. Conlon, seconded by R. Baiad and carried unanimously.**

At this point, the Commission returned to its regular agenda:

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

- **01/09/12: No comments**
- **01/23/12 Inland Wetlands:** Working on Whispering Glen, Phase II;
- **01/12/12 Zoning : No comments**

**6. Correspondence:**

- a. **Letter from R. Papenfuss to the Planning Commission and the Zoning Commission dated 01/18/12 Re: 540 Federal Road “Incentive Housing Development” 5 Lot Subdivision for 125 Unit Affordable Housing Application #201101017**

Outlined its concerns to the Planning and Zoning Commissions over issuance of building permits without fire suppression in place yet.

*A copy of this should also go to the Building Department: please forward.*

- b. **Memo from S. Byrne of the Connecticut Federation of Planning and Zoning Agencies received in the Land Use Office on 01/17/12 Re: CFPZA Annual Conference – March 15, 2012**

- **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Winter 2012 Volume XVI, Issue 1**

*Added:*

- c. **Two letters from First Selectmen:** Two new Alternates: Linda Taylor and Nancy Tolmoff, were appointed, effective 2/6/12 and may begin at the next regular meeting. (Ms. Taylor was present at this meeting to observe).

**7. Informal Discussion:**

**Ludwig Lipp – 12 High Meadow Road – Drainage and Property Lot Line**

*Mr. L. Lipp and J. Bodner, High Meadow Road.* Mr. Lipp showed a map with a proposed lot line change to take care of drainage issues. Zoning there is R-80 and the lot line change will impact this .9 acre non-conforming lot . He has already been to ZBA. Lot was in an R-40 zone and had conformed. This proposed lot line change, transferring 8,100 sq. ft., would remedy a drainage situation. The additional land does not bring the lot into conformance. The Chairman asked that a letter be sent to the Town Attorney for his opinion on whether the Commission can approve a lot-line change on a non-conforming lot, that still does not bring it into conformance, though this change will alleviate a drainage situation. *Please notify Mr. Lipp and Mr. Bodner (10 High Meadow Road) of Attorney Marcus’s opinion.*

**Charter Revision:** J. Van Hise had spoken at the Public Hearing last week. The Planning Commission asks that a memo be sent to the Zoning Commission stating that the Planning Commission has gone on record to the Charter Revision Committee stating that it is strongly opposed to combining the

Planning and Zoning Commissions. This Commission asks, if you would like, we would be more than willing to attend one of your meetings to explain our reasons. In speaking with some Zoning Commission members, your Commission may be having second thoughts about this too. We would like you to please reconsider the combination of our two commissions again, and if you come to the same conclusion as we did that it is not a good idea to be combined, please inform the Charter Revision Committee.

8. **Tabled Items:** There were none at this meeting.
9. **Adjourn:** A motion to adjourn at 8:55 p.m. was made by A. Kerley, seconded by R. Baiad, and carried unanimously.

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**J. Van Hise, Chairman**