

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, February 16, 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 J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular members: R. Baiad and P. Conlon. Alternate N. Tolmoff arrived at 7:31 p.m. Also present: Town Director of Public Works R. Tedesco.

Absent: Alternate L. Taylor.

The Commissioners all introduced themselves to Alternate N. Tolmoff.

2. **Review Minutes of Previous Meetings: 02/02/12:** A motion was made by, A. Kerley, seconded by D. Frankel, to approve the Minutes of 2/2/12 as presented. Motion carried unanimously.

***Please note:** The minutes had asked for a letter to Atty. Marcus and subsequent notification to the neighbors. The Commissioners did not see this in their packets and asked for confirmation that it has been sent. Ref. item 7: Informal Discussion: 2/2/12.*

Chairman J. Van Hise added a Charter Revision meeting update: There will be no combination of the two commissions (Planning and Zoning).

A motion was made by P. Conlon to amend the agenda to go to item 6: Correspondence, and add as item “b”: letter from J. Miller. Motion seconded by R. Baiad and carried unanimously.

6. Correspondence:

- b. **Letter from J. Miller re: 101 Obtuse Road/Whispering Glen:** Chairman Van Hise noted that the Commission will take this item in as Correspondence tonight (since there is no Public Hearing: see below), and will add it to the file for the Public Hearing when it resumes.
L. Miller, present. (Please note: Mr. Miller was here as a private resident, with no Commission/Land Use affiliation). Mr. Miller stated that drainage has been a long-standing issue about this site, beginning with the original development. He believes there is an error on the original drainage calculations and encouraged the Planning Commission to “look at them very carefully.” He also asked the Commission to walk Beers Brook “all the way down, since there is evidence of problems on his property as well as that of his neighbor at 119 Obtuse Hill Road. Below the latter residence is a pipe with only a 24 inch diameter (photos presented), through which all trash runs down. Debris ends up on Mr. Miller’s property and jams up the culvert causing a worse back-up. Mr. Miller has invested over \$20,000 personally in engineering fees to secure a Wetlands permit to build a retaining wall to prevent overflow of the stream from the development. He added that while he understands that drainage calculations are based on “assumptions,” there has now been a “real world catastrophe” whenever there is a major storm event. This also is an environmental issue, as the “chocolate milk”-colored water ends up in Lake Lillinonah. Mr. Miller added that the previous developer (Tuccio) had a history of violations on this site, adding that Mr. Young was working for this developer during the original subdivision. Mr. Miller encouraged the Commission to look into who is behind this new LLC purchasing the property.
He will return to speak his strong objections at the Public Hearing’s continuation next month.

CONTINUED 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 K. Daniel to the Planning Commission dated 02/08/12 Re: Application #201101091 for an 8-lot re-subdivision of 101 Obtuse Hill Road**

Chairman Van Hise noted that a letter was received, dated 2/14/12, from P. Young stating that the developer was planning to submit a revised application and additional information. However, some of the required information was still unavailable so as a result, the hearing will not take place tonight. Mr. Young said he will notify abutting property owners via certified mail of the new meeting continuation. Due to the time constraints, Chairman Van Hise encouraged Vice Chairman A. Kerley (who will chair the 3/1/12 meeting) to request an extension of time from the developer to May 3rd.

A motion was made by R. Baiad to continue the Public Hearing for Application 201101091, 101 Obtuse Hill Road, “Whispering Glen Section II” to March 2, 2012 at 7:45 p.m. Motion seconded by P. Conlon and carried unanimously.

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

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

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

- **01/26/12 Zoning:** Discussion on lighting and liquor proposed amendments;
- **02/06/12 Zoning Board of Appeals;** Public Hearing on Costco wanting sight line variances (approved);
- **02/06/12 Inland Wetlands:** Progress on 1 High Ridge Road; Public Hearing on Whispering Glen: the Chairman noted that the Wetlands Commission will need to address the changes to the plan that will come in next hearing.

6. **Correspondence:**

a. **Memo from N. Mack to the Planning Commission dated 02/10/12 Re: Proposed Zone Change Application**

1. **Application #201200088 – Incentive Housing Overlay Zone**

The Chairman outlined the proposal for the BRT property at the intersection of Routes 202 and 133. The applicant is asking the Zoning Commission to designate that an Incentive Housing Zone. A. Kerley added that it appears that the original plan has been modified, increasing the number of one-bedroom units. This location was previously approved as an age-restricted (55 and older) multi-family development. The location complies with this Commission’s recommendation of Incentive Housing Zones in the Plan of Conservation and Development. D. Frankel asked if the residents on Greenknoll Drive will have any input. Chairman Van Hise said that the Planning Commission is just asked for its opinion; the Zoning Commission will ultimately make the ruling. There were no major objections from the Commissioners, except D. Frankel preferred keeping it as an age-restricted community.

A motion was made by J. Van Hise to send a memo to the Zoning Commission stating that the Planning Commission has discussed and reviewed the proposed application, #201200088/Incentive Housing Overlay Zone, and it appears consistent with the Plan of Conservation and Development, and at this point in time, the Planning Commission has no serious objection to it. The motion was seconded by A. Kerley and carried unanimously.

(Item “b” added under Correspondence is noted above).

7. **Informal Discussion:** Chairman Van Hise and Commissioner P. Conlon noted that they would not be here for the next regular meeting on March 1, 2012.

8. **Tabled Items:** There were none at this meeting.

9. Adjourn: A motion was made by A. Kerley, seconded by D. Frankel to adjourn at 8:25 p.m., Motion carried unanimously.

Chairman J. Van Hise