

Approved/Amended Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, March 1, 2012 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting : Acting Chairman/Vice Chairman A. Kerley convened the meeting at 7:30 p.m. and established a quorum of members: Vice Chairman A. Kerley; Secretary D. Frankel; Regular member R. Baiad; Alterates N. Tolmoff* and L. Taylor.* Also present: R. Tedesco, Director of Public Works.

*Both alternates were appointed voting members.

Absent: Chairman J. Van Hise and Regular member P. Conlon.

2. Review Minutes of Previous Meetings: 02/16/12: A motion to approve the minutes of 2/16/12 as presented was made by D. Frankel, seconded by R. Baiad, and carried 4-0-1 with L. Taylor abstaining (not present at that meeting).

At this point, prior to the scheduled public hearing, the Commission addressed the following agenda items:

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

4. New Business:

a. 92 Pocono Road #201200126: 8-24 Referral: Add Parking

- 1. Letter from R. Posthauer to the Planning Commission dated 02/16/12 Re: Brookfield Volunteer Fire Department 92 Pocono Road**
- 2. Letter from R. Posthauer to the Inland Wetlands Commission dated 01/25/12 Re: Brookfield Volunteer Fire Company 92 Pocono Road**
- 3. Sheet 1 – Site Plan Revision prepared by CCA, LLC dated 06/08/10; received in the Land Use Office on 02/16/12**

R. Posthauer, P.E., CCA, present, representing the Fire Dept. Mr. Posthauer explained that the department is seeking more parking, wanting to move it from the front of the bays, to allow for ground detention in the front and a possible memorial site which is only in the conceptual stage right now. The ground detention would include 30-inch galleries. The Commission felt this was a “great idea”, and “worth pursuing.” **A motion was made by N. Toloff to send a letter to the Board of Selectmen stating that per its review of the project, application #201200126, 92 Pocono Road, the Planning Commission is favorably inclined toward it. D. Frankel seconded the motion which carried unanimously.**

5. Minutes of Other Boards & Commissions:

- **02/09/12 Zoning**: No comments or concerns.

CONTINUED PUBLIC HEARING: 7:45 pm

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

(PH Close Date 03/08/12)

Vice Chairman/Acting Chairman A. Kerley reconvened the public hearing and asked that the following item of correspondence be read into the record by Secretary D. Frankel:

-Letter from Jane M. Miller, 115 Obtuse Hill Road, dated 2/3/2012 to K. Daniel of the Brookfield Land Use Office, requesting that an Inland Wetlands public hearing be held. She outlined some “irreparable damage” her property has incurred from the Whispering Glen site, specifically regarding flooding from Beers Brook, allegedly due to this development.

-Letter from W. Kass and M. Kass, owners of 113 Obtuse Hill Road (currently residing in Florida), to J. Van Hise/Chairman, Planning Commission, outlining the impact of Beers Brook on their property and encouraging the Commission to take this into consideration during this discussion.

P. Young present for Fenmark Custom Homes, LLC: developers and property owners. Mr. Young presented the letter sent to abutting property owners and the returned receipts. New plans were presented as well, in addition to modifying the application showing this to now be a six lot subdivision: Lots 5, 6, 7, 9 (with existing home), 11, and 12. Lot **10** is not in the application any more, nor is Lot 14. Open Space A and B remain. Mr. Young also presented a new bond estimate (noting the driveway extension), along with a traffic study.

Commissioner D. Frankel asked about debris, noted on the site walk, near Lot 5, and Mr. Young replied that they used two 30-yard dumpsters to clean up the debris. Some construction material related to the road still remains.

Mr. Frankel also raised the possibility of blasting, given the amount of ledge on site. Mr. Young noted that the blasting notation is featured on the mylar, though he doubts there is some blasting. In the event there is blasting, they will follow the Commission's regulations.

Mr. Young outlined the proposed drainage, and noted permanent conservation easements which would limit disturbance that were featured on the plan.

Mr. Young gave a brief history of the subdivision, noting the completed homes (with people residing in them now); partially developed lots; road conditions and Wetlands permits that have been secured. Addressing the Commission's request, he submitted a letter of assumption of responsibility, as well as the construction sequence of how the project will be developed.

The engineering study was also included in the file, which contains a report of the subsurface sewer disposal as well as erosion and sedimentation control; FEMA report concerning the flood zones; and overall drainage calculation report from Artel Engineering which addresses downstream flow (14% of watershed that flows down that brook, according to Mr. Young, who added that this will be discussed at further length during the Wetlands public hearing). Mr. Young asked about the 400-scale map and questioned the Commission how this is to appear on the final plan. The Commission will check with Chairman Van Hise. (Ref. 234-401A(7)). *A copy was left for the Commission's review.*

Underground galleries are proposed with the new home designs. Mr. Young described what the galleries look like and how they function. He also stated that the Water Source Committee has e-mailed a letter to K. Daniel stating that they're "fine with this."

Acting Chairman Kerley said they'd like to hear the Wetlands Commission's public hearing results.

Questions of clarification from the public were raised by J. Lewis, 10 Banquo Brae, Brookfield who raised a concern over possible blasting, noting that the previous subdivision did not blast but instead "hammered" the rock. Acting Chairman Kerley clarified that if blasting was to be done, the developer would have to follow Town regulations. Mr. Young outlined the Planning Commission's regulation that is on the mylar which gives very specific requirements of blasting surveys and other protocols which the developer must follow.

Mr. Lewis questioned any Town regulation in place to restrict the times for jack-hammering, since last time it seemed to take place from sun-up until after sundown hammering.

Kristina Root of 8 Banquo Brae also raised concerns over any blasting's impact on her foundation and septic. She also asked about the water runoff and Mr. Young stated there would be no additional water going in her direction. She also brought up a "dangerous" intersection at Obtuse Road North and South with Route 133, and asked about the impact of more traffic. Vice Chairman A. Kerley said the Commission had just received the Traffic Study at this meeting, so Mr. Young summarized the findings which said there would be no additional impact on Route 133 from this subdivision's additional six lots. Ms. Root also asked about the impact on her well, and Mr. Young referred her to the hydrological study from the engineer, adding that he did not anticipate this project impacting her well. Ms. Root then raised

a question about the impact of this project on the deer population, possibly displacing them so more end up on the roads.

There were no comments pro or con.

A motion to continue the public hearing to the meeting of March 15, 2012, at 7:45 p.m., acknowledging that the applicant has submitted a 65 day extension, was made by R. Baiad, seconded by N. Tolmoff and carried unanimously.

The Commission will be setting a new site walk once the Chairman returns.

6. **Correspondence:** The Correspondence was reviewed:
 - a. **Letter from R. Papenfuss to the Zoning Commission and the Planning Commission dated 02/15/12 Re: BJ's Wholesale Club, 84-140 Federal Road, Application #201100083**
 - b. **Memo from the Land Use Office to the Planning Commission dated 02/22/12 Re: Proposed Zoning Regulation Changes Section 242-308F #201200130 and Section 242-504C(5) & 242-504 O #201200131**
 - c. **Clearscapes Newsletter dated Winter 2012**

Added:

- d. **A. Kerley reported that per a conversation with K. Daniel of the Land Use Office, there has been a request for a representative from the Planning Commission to work with the consulting firm on development of the Town Center District. N. Tolmoff said she'd be interested in participating in this, and the Commission will also contact the Chairman.**
7. **Informal Discussion:** There was none at this meeting.
 8. **Tabled Items:** There were none at this meeting.
 9. **Adjourn:** A motion to adjourn the meeting at 9:10 p.m. was made by R. Baiad, seconded by D. Frankel and carried unanimously.

A. Kerley, Vice Chairman/Acting Chairman