

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, May 17, 2012 7:30 PM
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting: Vice Chairman/Acting Chairman A. Kerley convened the meeting at 7:30 p.m. and established a quorum of members: Acting Chairman/Vice Chairman A. Kerley; Secretary D. Frankel; Regular members: P. Conlon and R. Baiad. Also present: Community Development Director K. Daniel.

Absent: Chairman J. Van Hise; Alternates L. Taylor and N. Tolmoff.

2. Review Minutes of Previous Meetings: 05/3/12: A motion to approve the Minutes of May 3, 2012 as presented was made by P. Conlon, seconded by D. Frankel and carried 3-0-1 with R. Baiad abstaining: not present at this meeting.

3. Old Business:

a. 101 Obtuse Hill Road #201101091: 6-lot subdivision: “Whispering Glen Section II”: (*decision date 7/7/12*). *No one present.* No action taken since the Commission is still awaiting the decision from the Inland Wetlands Commission. The Inland Wetlands public hearing for this development is still open. **A motion to continue application #201101091, 101 Obtuse Hill Road, to the next regular meeting on June 7, 2012, was made by D. Frankel, seconded by P. Conlon and carried unanimously.**

4. New Business:

a. 540 Federal Road: #201200410 8-24 Referral – Acquisition of the easement for Water Storage Tank:

1. Memo from William R. Davidson to the Planning Commission dated 5/14/12 re: 540 Federal Road Water Storage Tank.

Martin Handshy, Water Consultant to Board of Selectmen, and S. Sullivan, P.E., Carroccio-Covill and Associates, present. Mr. Handshy had been before the Commission previously, briefing them in detail about this proposal at a prior meeting. All issues and concerns raised at the time were addressed. This referral is for the easement for the Water Storage Tank. **A motion was made by P. Conlon stating that the Planning Commission has reviewed the 8-24 Referral for the water storage tank easement and looks upon it favorably. The motion was seconded by R. Baiad and carried unanimously.**

A motion was made by P. Conlon to amend the agenda to add as item “b” under New Business: **540 Federal Road: Modification to subdivision approval: removal of four in-ground fire-suppression tanks: Application #200800284** The motion was seconded by D. Frankel and carried unanimously.

b. 540 Federal Road: Modification to subdivision approval: removal of four in-ground fire-suppression tanks: Application #200800284. *Martin Handshy, Water*

Consultant to Board of Selectmen, and S. Sullivan, P.E., Carroccio-Covill and Associates, present.

The development sequence of 540 Federal Road was outlined by Mr. Sullivan. The original approval for this subdivision featured a fire detention pond and four 50,000 in-ground fire suppression tanks. Since the proposed public water supply storage tank will be located on site, and there will be fire hydrants throughout the subdivision, these fire-suppression tanks are “redundant,” said Acting Chairman Kerley. The fire detention pond has already been installed and will remain. The proposal is to absolve the developers from having to install the fire suppression tanks. This still needs the approval of the Zoning Commission, to whom the Water Source Committee/Brookfield Fire Department is sending its comments. P. Conlon asked if the pump station that fills the tank has backup power, and was told it does. Commissioner Conlon was concerned about the status of fire suppression in the event of an extended power failure.

A motion was made by R. Baiad to approve the modification to remove the four fire suppression tanks from the originally approved subdivision plan for Application #200800284, with the proviso that there is a favorable review by the Zoning Commission and Brookfield Fire Department. The motion was seconded by P. Conlon and carried unanimously.

5. Minutes of Other Boards and Commissions:

- **4/26/12: Zoning:** Acting Chairman Kerley noted that there is a proposed change in Zone for the Barnbeck property on which an Age-restricted development had been approved (not yet constructed). This will now be in an Incentive Housing zone: 30% of the development must be affordable to those who make 80% of the area income. In addition, there is a proposed revision to the south building’s footprint.
 - The YMCA is proposing to enclose its outdoor pool with a fabric roof;
 - A site modification has been underway for Costco.
- **5/7/12: Zoning Board of Appeals:** No comments.

6. Correspondence:

- a. Iroquois Report dated April 2012 Spring Safety Issue:**

7. Informal Discussion:

a. Community Development Director K. Daniel conferred with the Commissioners about possible on-site trainings on relevant topics such as recusals, conflicts of interest, and other legal matters, as well as on matters relating to Planning. She will send a survey to Commissioners to determine the most beneficial topics to cover.

b. Four Corners Planning Project: K. Daniel thanked the Commissioners who attended last week’s charette on the Village Center District, formerly known as the “four corners.” Ms. Daniel mentioned that the consultant, FHI, suggested a slower pace for completion of this phase of the project, proposing to meet with all Commissions in October. She wanted this Commission’s reaction to that timeline.

Acting Chairman A. Kerley said there's "a lot of buzz" right now about this, and he did not want to lose the momentum. He and the other Commissioners wanted to "keep it moving along," hoping for a sooner, rather than later, follow-up on last week's exploratory meetings and feedback.

Acting Chairman Kerley also pointed out the importance of the Economic Development Commission in the success of this area, with D. Frankel adding that that commission's ability to attract viable businesses makes it a critical component. A. Kerley also brought up the matter of aggregation of properties in that area to make them more marketable. Ms. Daniel also wanted the Commission's support in moving from this vision and design layout into something tangible to incorporate into the Town's Plan of Conservation and Development, and subsequently into Zoning regulations, with the goal for this "plan to become reality." Ms. Daniel also expressed concern that there will be premature submission of plans by developers before Zoning Regulations are securely in place for this area that coordinate with the vision for the area.

Ms. Daniel will seek guidance from the Town Attorney and FHI (consultants) on incorporation of this information into the Plan of Conservation and Development when it is revised to meet the 2015 deadline. The issue at hand: can the revitalization plan be adopted as an addendum?

P. Conlon asked, based on some comments he had read, why office space is not considered a viable use in this new town center district. As a small business owner with an office in town, he said he would take advantage of office space in a location within close proximity of amenities such as eateries and other retailers. K. Daniel felt that what Commissioner Conlon had read was "one person's opinion" and office space, or live/work spaces (living quarters on a second floor, with office/retail on the first floor) are another option.

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 8:34 p.m. Motion carried unanimously.

A. Kerley, Acting Chairman/Vice Chairman