

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, July 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 p.m. and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular Members: P. Conlon, R. Baiad, and Alternates L. Taylor and N. Tolmoff (arrived 7:32 p.m.). Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary, J. Llewellyn.

2. **Review Minutes of Previous Meetings: 06/21/12:** A motion was made by D. Frankel, seconded by R. Baiad, to approve the Minutes of 6/21/12 as submitted. Motion carried unanimously.

A motion was made by R. Baiad, seconded by P. Conlon, to amend the agenda to go to item #7: Informal Discussion, and to add as item “a”, 101 Obtuse Hill Road, Whispering Glen II/P. Young. Motion carried unanimously.

7. **Informal Discussion:**

a. **101 Obtuse Hill Road, Whispering Glen II/P. Young:** *P. Young, present.* Mr. Young noted that this subdivision’s application would be withdrawn from the Wetlands Commission at that commission’s next meeting (July 23, 2012), and that he intended to resubmit a new application at the following Wetlands meeting. In the interim, he proposed to resubmit an application to the Planning Commission at its 8/2/12 meeting. The Wetlands Commission, which closed its hearing on this application on 7/9/12, wants drainage calculations of the 350 acre watershed, and Mr. Young indicated that this study would be completed at the time of resubmission. He asked Chairman Van Hise if it would be necessary to submit the required 13 copies of the new application materials at the time of resubmission to the Planning Commission. Chairman Van Hise encouraged Mr. Young to consider the Wetlands Commission’s response to the resubmission, and any further changes it may request, prior to resubmitting an application to the Planning Commission. Mr. Young appreciated this recommendation and would take it into consideration. No action taken.

A motion was made by A. Kerley, seconded by D. Frankel, to return to the regular agenda, beginning with item 3, Old Business. Motion 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:** The Commission reviewed the Minutes and noted the following items discussed:

Zoning 06/14/12: an ice cream cart was approved for a Federal Road location; issues were raised by neighbors on High Ridge and Beachtree Roads;

Zoning 06/28/12: the issues on High Ridge/Beechtree Roads continue; discussion of a possible regulation change for Aquifer Protection Districts;

Zoning 07/12/12: 540 Federal Road using Aquarion water and revised drawings to reflect change in location of the driveway; Incentive Housing proposed for “Residents of Laurel Hill”;

Wetlands 6/25/12: Incentive Housing on Laurel Hill;

Wetlands 7/09/12: Public Hearing for Whispering Glen closed;

Zoning Board of Appeals 07/09/12: High Ridge/Beechtree issue raised.

6. **Correspondence:** There was none at this meeting.

7. **Informal Discussion: (cont'd.)**

b. Special Meeting with Zoning Commission: 7/26/12 7:00 p.m.: Chairman Van Hise noted that next week the Commission would meet with the Zoning Commission to discuss the Four Corners development proposal. Copies of this proposal were distributed for the Commission's review, and Chairman Van Hise reiterated a request from Katherine Daniel that any commissioner comments be sent to the Land Use Office prior to the special meeting. A representative from consulting firm FHI will be present to speak about the plan. Chairman Van Hise noted he would probably not be in attendance at this meeting, and asked that Vice Chairman Kerley or Secretary Frankel call for a motion to set a public hearing (in September) on this plan so it can be incorporated into the Plan of Conservation and Development.

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

9. **Adjourn:** A motion was made by P. Conlon, seconded by N. Tolmoff, to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

J. Van Hise, Chairman