

Approved Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, December 6, 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; and Regular members R. Baiad and P. Conlon. Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary J. Llewellyn.

Absent: Alternates L.Taylor. and N. Tolmoff.

2. **Review Minutes of Previous Meetings:**

- **Regular Meeting 11/15/12: A motion was made by A. Kerley to approve the Minutes of 11/15/12 as amended.* Motion seconded by P. Conlon and carried 4-0-1 with R. Baiad abstaining since he was not present at the last meeting.**

**Amendment: the date of the Whispering Glen (Item 3.a.) site walk was Friday, November 23, 2012, not Saturday as indicated.*

- **Site Walk 11/23/2012 Special Meeting: A motion to approve the minutes as submitted was made by A. Kerley, seconded by R. Baiad and carried unanimously.**

A motion was made by D. Frankel to amend the agenda to go to item 3a./Old Business. Motion seconded by P. Conlon, and carried unanimously.

3. **Old Business:**

a. **20 Vale Road #201200913: Proposed two-lot subdivision – Berkshire Corporate Park :** *S. Sullivan, CCA.* P. Conlon, who is doing the checklist, asked about blasting language and if it is applicable. Mr. Sullivan responded that he does anticipate blasting to take place, so the Chairman insisted that the blasting language per the regulations be added to the plan. The bond estimate of \$1,320.00 was agreed upon. Mr. Sullivan anticipates putting in the pins and monuments right away. **A motion was made by P. Conlon to approve 20 Vale Road, #201200913 with the stipulation that the standard blasting language from the regulations be added to the drawing. A. Kerley seconded the motion which carried unanimously. The motion was subsequently amended by P. Conlon to add as a second stipulation the bond of \$1,320.00. R Baiad seconded the amendment and the amended motion carried unanimously.**

b. **44 & 52 Obtuse Road South #201200890 – Re-subdivision – Ferry Farm Estates**

- **Sheet 1 of 1 – Subdivision Map “Ferry Farm Estates” dated 10/02/12**
Ms. Bonnie Bevins, Ferry Trust, present. Ms. Bevins believes that there should be a conservation easement on the property, and as a result, the plan has been revised and she is asking to schedule a new public hearing. Chairman Van Hise informed her that she will need to present the Commission with an extension of time (27 days). At this point, this item was tabled for the scheduled public hearing for Whispering Glen.

PUBLIC HEARING 7:45 P.M.:

b. 101 Obtuse Hill Road #201200961: 6-lot subdivision: “Whispering Glen Section II (PH closing dated 1/10/13)

Chairman Van Hise opened the hearing and Secretary D. Frankel read the legal notice. *Present for the applicant was P. Young for Finmark Homes; and Dainus Virbickas, P.E., of Artel Engineering.*

The returned receipts of the letters of hearing notification were presented for the record. Copies of the bond estimate were also submitted, reflecting the results of the discussion between Mr. Young and Mr. Tedesco. Bonding estimates are as follows: Pins and Monuments (\$11,000); Erosion Controls (\$11,275); and Subdivision Improvements (\$168,688), for a total bond of \$190,963.

The application has received Inland Wetlands approval, with the stipulation that there be an updated conservation easement for Lots 5, 7, and 11. These stipulations are subject to attorney review. *Chairman Van Hise requested that this Commission be given copies of decisions on all matters relating to Wetlands’ approval on this application.*

This originally was a 14-lot subdivision, and they are now seeking approval for lots 5, 6, 7, 9 (with an existing house on it: exterior only); 11 and 12. The original approval on these lots had expired. The Wetlands Commission’s objections stemmed from drainage issues raised by nearby property owners. The applicant’s engineer designed the stormwater management. There is no road proposed but a common driveway. There will be a detention basin to slow down the rate of water. Detailed plans for each lot were outlined by Mr. Young, and he explained the engineering behind the newly proposed detention basin which is six times larger than the previous one.

Chairman Van Hise asked how bad this area was as a result of Hurricane Sandy, and Mr. Young replied that there were no problems.

Public questions and comments were as follows: Don Winkley asked a question on the impact of this on the Blake property. None, according to Mr. Young.

Christina Root asked about the impact on her property (Banquo Brae), and Mr. Young did not believe there would be any.

There are some missing pieces of paperwork, and Chairman Van Hise wanted ironclad assurance that the wetlands approval would be finalized. As a result, he planned to keep the hearing open.

Mr. Young noted that the Wetlands Commission wants the drainage in place by the summer.

A motion was made by P. Conlon to continue the public hearing for application #201200961, 101 Obtuse Hill Road, Whispering Glen II until January 3, 2013, at 7:45 p.m. Motion seconded by A. Kerley and carried unanimously.

At this point, the Commission returned to Item 3. b, 44 and 52 Obtuse Road South:

3. Old Business:

c. 44 & 52 Obtuse Road South #201200890 – Re-subdivision – Ferry Farm Estates

There is discrepancy on some paperwork associated with this application, since one address is shown as “48” instead of “44”, and Ms. Bevins will check. Please forward Mr. Howland’s letter dated 12/4/2012 with proposed easement language to Attorney Marcus to be assured that the address is correct.

A motion was made by A. Kerley to set a public hearing for #201200890, Ferry Farm Estates, on January 3, 2013, at 8:00 p.m. Motion seconded by P. Conlon and carried unanimously.

3. **New Business:**

a. **Memo from Zoning Commission to Planning Commission dated 11/20/12 re: Proposed Zoning Regulation Change**

These two items were addressed together:

- **Application for Regulation Change #201201033: Section 242-404K(4) and 242-404K(7)**
- **Application for Regulation Change #201201034: Section 242-202**

A motion was made by A. Kerley to send a memo to the Zoning Commission stating that the Planning Commission has reviewed the proposed application changes, #201201033 and #201201034, and the Commission looks favorably upon these changes. D. Frankel seconded and the motion carried unanimously.

b. **20 Vale Road #201201059: 8-24 Referral – Extend Sanitary Sewer to 20 Vale Road**

G. Steiner, Berkshire North LLC, and S. Sullivan, P.E., CCA, present.

There is an existing “dry” sewer already in place. The WPCA has already assessed the property, and the Board of Selectman has called for the 8-24 Referral.

This proposed an 8-inch sewer line up through easements serving the 72 acre Brookfield portion of the property.

J. Van Hise praised the idea, adding that the Town’s objective was to reserve sewerage to enhance commercial development in Town.

A motion was made by A. Kerley to send a letter to the Board of Selectmen stating that the Planning Commission has reviewed the proposed sewerage of the Brookfield portion of Berkshire Park and the Commission looks favorably upon that. P. Conlon seconded the motion which carried unanimously.

c. **Nomination of Officers for the 2013 Calendar Year**

Chairman Van Hise asked that P. Conlon and R. Baiad be the Committee for this, and the slate will be presented at the January 3, 2013, meeting.

5. **Minutes of other Boards and Commissions: 11/08/12 Zoning; 11/19/12, 11/26/12 Inland Wetlands.**

6. **Correspondence:**

- 2013 Planning Commission approved cut-off dates**
- Letter from D. Sawicki of the Department of Transportation to V. Karimi dated 11/19/12 re: Town of Brookfield BJ’s Wholesale Club**

7. **Informal Discussion:** There was none at this meeting.

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

9. **Adjourn:** A motion was made by A. Kerley to adjourn the meeting at 8:45 p.m. Motion seconded by P. Conlon and carried unanimously.

J. Van Hise, Chairman