

**APPROVED MINUTES
BROOKFIELD PLANNING COMMISSION
THURSDAY, February 21, 2013 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

1. Convene Meeting: Chairman Van Hise called the meeting to order at 7:30 PM and established a quorum of members:

Present: Chairman Jon Van Hise, Vice Chair Arthur Kerley, Secretary David Frankel, Regular Member Ronnie Baiad, Alternate Nancy Tolmoff*

Absent: Regular Member Patrick Conlon, Alternate Linda Taylor

Also Present: Recording Secretary Jean Llewellyn, Community Development Director Katherine Daniel
*N. Tolmoff was appointed a voting member for this meeting.

2. Review Minutes of Previous Meetings: 02/07/13 – N. Tolmoff mentioned the typo on the front page under item c; Whisconier is misspelled. **A. Kerley made a motion to accept the minutes with the noted change. N. Tolmoff seconded the motion, and it carried unanimously.**

3. Old Business:

a. 44 & 52 Obtuse Road South #201200890: Re-subdivision – Ferry Farm Estates
(*dec date 03/22/13*) Chairman Van Hise asked Town Director of Public Works for an update on the bonding, and R. Tedesco stated he was satisfied per correspondence with the applicant's engineer, and no bonding would be required. The matter of the conservation easement was also discussed. Chairman Van Hise said he was a bit confused over a letter from the Brookfield Open Space Legacy, questioning their involvement since it's conserved land. He read the regulations about open space, and K. Daniel agreed it was a moot point now that there will be no open space but a conservation easement (with no public access) instead. A. Kerley, who had done the checklist, outlined the only remaining item which was the correction of the map. The Commission looked it over and was satisfied with the address correction. Chairman Van Hise read through Attorney Marcus's comments regarding the easement, which indicated that the Conservation Commission will take it under its jurisdiction. There was a discussion to accept language of conservation easement submitted tonight. **A. Kerley made a motion to approve the subdivision for Ferry Farm Estates [44 & 52 Obtuse Road South] application #201200890 along with the conservation easement language that was received tonight. D. Frankel seconded the motion, and it carried unanimously.**

4. New Business:

a. None.

5. Minutes of Other Boards & Commissions: 02/04/13 Zoning Board of Appeals; 02/11/13 Inland Wetlands -

- **02/04/13 Zoning Board of Appeals:** Chairman Van Hise noted that there is an application before this board for a house to be torn down and re-built.
- **02/11/13 Inland Wetlands:** Chairman Van Hise noted that there is an application before the Wetlands Commission to add sewers to Newbury Crossing, Legdewood and High Meadow condominiums.

6. Correspondence:

a. Connecticut Federation of Planning and Zoning Agencies 65th Annual CFPZA Conference – Chairman Van Hise noted the location of this conference and the cost of attendance. **A. Kerley made a motion to nominate Chairman Van Hise for a lifetime achievement award from the Connecticut Federation of Planning and Zoning Agencies. D. Frankel seconded the motion, and it carried unanimously.** A. Kerley suggested that the Land Use Office send this nomination form to the Connecticut Federation of Planning and Zoning Agencies.

7. Informal Discussion:

a. Plan of Conservation and Development – K. Daniel mentioned that the Plan of Conservation and Development should be taken under review again. She distributed copies of the State Statute which addresses the procedure involved. Chairman Van Hise noted that the State should have their plan in place so that the Town can work on their own plan. K. Daniel indicated that this is already in progress at the State level. K. Daniel stated that the deadline for the Town’s plan is July 1, 2014 at which point the Town needs to have the plan drafted and complete. If this plan is not completed by the deadline, the Town will not be eligible for discretionary state funding. The statute also outlines how to develop the plan: committees, informal meetings, etc. K. Daniel noted that there is a list of items that should be considered, and she has highlighted the important items that should be reviewed on the handouts. She also urged that the Commission read through all of the listed items. K. Daniel noted what items the plan must provide. Chairman Van Hise suggested that some research could be done using the CT census data information. K. Daniel stated there is money designated in the budget for this plan. She also noted that there are some key resources that will be helpful to create the plan, such as the GIS system and having a full time planner. K. Daniel stated that she considers developing the Plan of Conservation and Development one of her prime roles for the next year. Chairman Van Hise stated that the Four Corners plan is a great resource for the Plan as well; he noted that this Four Corners plan is the core of the Plan of Conservation and Development. Chairman Van Hise stated that using the existing plan as a first draft with some table revisions would be a good start. Chairman Van Hise stated that whenever K. Daniel would like to get the plan started, to let the Commission know. Chairman Van Hise stated that he believes that one of the key points of the plan is the land inventory. Chairman Van Hise recommended that this discussion be added as a standing item on this Commission’s agenda.

b. Recreational Facilities (Green Hills): Chairman Van Hise noted that there was a meeting at the First Selectman’s office about two weeks ago regarding a proposal at the Gurski Property for the Green Hills Farm Community Concept. Chairman Van Hise explained that this group is a non-profit entity that provides an integrated community for special needs adults and those that support them. Chairman Van Hise noted that this group supports green living, noting that the group would like to use this property as a farm. Chairman Van Hise also noted that there are about two hundred acres of land at the Gurski property. Chairman Van Hise stated that part of the conversation about this proposed project included restoration of the farm and the farmhouse. Chairman Van Hise explained that the plan also involves a conference center and dormitories, along with other community-related buildings/shops. Chairman Van Hise stated that there is a working group for this project in which he is a part. D. Frankel stated that he is not sure if this project is appropriate for public land in Brookfield, and also noted that the land should be used for the entire community. Chairman Van Hise mentioned that this type of project would require an 8-24 referral from this Commission.

c. R. Baiad: R. Baiad mentioned that this will be his last meeting because he is moving. Chairman Van Hise thanked R. Baiad for his service on the Planning Commission.

8. Tabled Items: None.

9. Adjourn: N. Tolmoff made a motion to adjourn at 8:40 PM. A. Kerley seconded the motion, and it carried unanimously.

****NOTE: ANY OLD BUSINESS /NEW BUSINESS NOT COVERED PRIOR TO THE START OF THE PUBLIC HEARING(S) WILL BE UNDERTAKEN AFTER SAID HEARING(S)**

******Next Regular Meeting Scheduled for March 7, 2013******