

**APPROVED MINUTES**  
**Brookfield Planning Commission**  
**Thursday, March 7, 2013 - 7:30 p.m.**  
**Meeting Room #133 - Town Hall, 100 Pocono Road**

1. **Convene Meeting:** Chairman Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular Member P. Conlon and Alternates L. Taylor and N. Tolmoff.\* Also present: K. Daniel, Community Development Director; Town Director of Public Works, R. Tedesco, and Recording Secretary, J. Llewellyn.

\*N. Tolmoff was appointed a voting member.

2. **Review Minutes of Previous Meetings:**  
**2/21/2013:** A motion was made A. Kerley to accept the Brookfield Planning Commission Minutes of 2/21/13 with the changes as noted during discussion.\* The motion was seconded by N. Tolmoff and carried 4-0-1 with P. Conlon abstaining (not present at the 2/21/13 meeting).

*\*Changes:*

- *Under Old Business, prior to the motion to approve Ferry Farm (#201200890), delete the reference to the A. Kerley motion that did not receive a second. Instead, retain the text as follows: There was a discussion to accept language of conservation easement submitted tonight. Then continue with the motion that did receive a second and subsequent approval.*
- *Under Informal Discussion, please correct the comments about/by R. Baiad to read "R. Baiad" only, deleting the reference to "Resignation."*

3. **Old Business:**

a. **44 & 52 Obtuse Road South #201200890: Re-subdivision – Ferry Farm Estates:** Sign Mylar: Chairman Van Hise reviewed and signed the mylar.

4. **New Business:** There was none at this meeting.

5. **Minutes of Other Boards and Commissions:**

- **2/14/2013: Zoning:** Discussion on getting Zoning in place for Town Center District.
- **2/28/2013: Zoning:** Continuation of a number of public hearings. Under New Business, discussion on moratorium on applications for Town Center District to allow for Zone changes to be finalized.
- **2/25/2013: Inland Wetlands:** Public hearing held on sewers near the center of town.

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

7. **Informal Discussion:**

a. **Plan of Conservation and Development (POCD):**

1. Articles printed in *The Connecticut Economy* Spring, 2013:
  - “The Mismatch between Housing Preferences and Housing Stock”
  - “A Forward Look”
2. Connecticut Homewoner’s Elderly/Disabled Tax Relief Program: Projected Impact of a Rapidly Aging Population on K-12 and Municipal Finances
  - Population Maps indicating percentage increases

Chairman Van Hise had brought along information compiled from prior discussions on the revision of the Plan of Conservation and Development (POCD) since 2008, and turned it over to K. Daniel.

Referencing the articles (listed above) sent to the Commissioners for their review, A. Kerley stated that he believes that the future of Connecticut’s success is not just a housing issue; it’s a business issue, among others. K. Daniel encouraged the Commissioners to take a look at the housing situation in Brookfield (for the upcoming revision of the POCD) and to consider bringing in experts to help with forecasts and projections for this and other sections of the plan. A. Kerley added that he believes it is naïve to think the proposed apartments/condominiums won’t impact local schools, adding that the town should want that to happen to sustain a vibrant community with a solid school district.

K. Daniel offered several visuals of updated information on Town housing density and developable land. She noted that, per the aforementioned articles, housing trends are changing. Baby boomers are aging and perhaps may not want their large homes. Chairman Van Hise interjected that it is more of a preference to not have to shoulder a large tax bill that’s forcing people to downsize. The map indicated that the amount of land in Brookfield available for development is very scarce.

Chairman Van Hise noted that one of the key charts in the current POCD, which was done by consultant Planimetrics, is the Land Use Map. K. Daniel added that a revised one can be done in-house.

A Residential Density Map was outlined by Ms. Daniel. Most of Brookfield has 1-3 unit per acre, but the Town Center District could have a parcel with density as high as 24 units per acre (though most proposed development there is less). A key question for the Commission to consider with the revised POCD is how dense they want the Town Center District to be.

Chairman Van Hise indicated that the POCD is the tool to show how this Commission would like to see the town grow. This can be done by designating certain areas as targets for growth; others as areas for hiking trails, etc.

Information already available, such as the WPCA’s 20-year plan, can be integrated into the POCD revision. The recent Four Corners report has already been incorporated into the existing POCD.

J. Van Hise gave a summary of how this revision process has been taking place since 2008, including the involvement of other Commissions and experts to help revise the plan, mostly with in-house resources. The overall consensus of those who have input in the past was that there is no problem with the plan with the exception of the need for data that reflects the current times.

He asked how the Commission would like to proceed to meet the State's requirement of revising the plan. K. Daniel added that the current POCD is on line, and that she was hoping the Commission would want to go with the idea of doing a lot of the revising in-house. She proposed that there be a focus group of people who have an inside track on trends to help with the revisions on the POCD.

J. Van Hise stated that his wife, a 35-year real estate professional, finds it difficult to predict what the housing market will be like in the short term, let alone over ten years. A. Kerley called for maintaining the residential character of the community, adding that he believes that the residents of the town gave its support for the commercial districts only because of the promise to maintain the integrity of the residential areas at the same time. Interviews that were conducted in 2010 revealed that residents favored retention of the character of the residential zones. "That's why people move here," A. Kerley added. The philosophy that changed about area housing has been regarding apartments. The town has been more accepting of denser development. N. Tolmoff said this would provide a natural flow: starting in smaller units, growing to larger homes, then downsizing to smaller units.

J. Van Hise outlined a plan to undertake an otherwise "cumbersome process": develop a draft of the plan, have it reviewed by other boards and commissions, then bring in a consultant to smooth out the flow after the pieces are put together.

D. Frankel called for the process to be both efficient and cost-effective.

The Commission chose, as a starting point, the topic on Preserving Open Space. This is to be added to the March 21, 2013, agenda as a Discussion item. Chairman Van Hise asked those who cannot make the meeting to e-mail their comments. The Land Use office can provide statistics.

b. Discussion with Town Attorney: Several Commissioners had met with Town Attorney Marcus. P. Conlon asked why Commissioners' e-mail addresses and phone numbers are listed on the Town website.

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

9. **Adjourn**: A motion to adjourn at 8:45 p.m. was made by A. Kerley, seconded by D. Frankel, and carried unanimously.

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J. Van Hise, Chairman