

APPROVED MINUTES
Brookfield Planning Commission
Thursday, March 21, 2013 - 7:30 p.m.
Meeting Room #133 - Town Hall, 100 Pocono Road

1. **Convene Meeting:** Chairman Van Hise convened the meeting at 7:32 p.m. and established a quorum of members: Chairman J. Van Hise; Secretary D. Frankel; and Alternate L. Taylor.* Also present: K. Daniel, Community Development Director; Town Director of Public Works, R. Tedesco, and Recording Secretary, J. Llewellyn.

Absent: Vice Chairman A. Kerley, Regular Member P. Conlon and Alternate N. Tolmoff.

*L. Taylor was appointed a voting member.

2. **Review Minutes of Previous Meetings:**
3/7/2013: A motion was made by D. Frankel to accept the Brookfield Planning Commission Minutes of 3/7/13. The motion was seconded by L. Taylor, and 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 and Commissions:**

- **Zoning Board of Appeals 3/4/2013:** No comments/No actions affecting this commission.

- **Inland Wetlands Commission 3/11/2013:** The Commission commented on the site inspection noted for 540 Federal Road (re: water tank), and also how progress is being made on the pipeline for sewerage the condos. K. Daniel also alerted the Commission to the fact that Whispering Glen's As-Builts for the roads, deeds to the roads, or draft of the Conservation Easement have not been submitted so the Town Attorney is now involved. "Issue no building permits," advised Chairman Van Hise.

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

7. **Informal Discussion:**

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

All Commissioners were charged with reading Section Five: Open Space, and to bring comments to this meeting. Those who were not in attendance were to have e-mailed their comments. Since none were received, Chairman Van Hise indicated that he believes this means that those members are in 100% agreement with how the POCD is presently written.

K. Daniel presented a visual of the Draft Open Space Map and several questions were raised. First and foremost, she wanted to know if the goal of contiguous open space was carefully traced out, or just connections made as open space was obtained. She also felt

that this section does not address Open Space using “plan” language, but instead with a more promotional approach, encouraging open space. She added that it may be worth examining whether those open space connections are still valid today, and wondered if this came from the people of Brookfield.

Taking a look at Open Space, Chairman Van Hise noted that one could start at Route 133, and end up at Riverford Road, all via conserved land (Barkwood Subdivision). This is not shown on the present map. He also noted another area behind the YMCA, alongside the cemetery and up to 540 Federal Road as another piece of contiguous conserved land. He further added that another location of a large parcel of conserved land came with the subdivision on Stage Road, abutting the Town of Newtown. K. Daniel will look into the location of these and other conservation easements in town.

Ms. Daniel also believes this is all “worth vetting” with the Conservation Commission and Land Trust, taking a deeper look at whether it is feasible to make the open space connections and if not, what are the paths that we want in Brookfield?

Brookfield Open Space Legacy has expressed interest in connecting trails with Newtown, and K. Daniel asked if the Commission is interested in approaching those entities who may have an interest in how this revised section of the POCD is worded.

J. Van Hise noted that p. 25 states that about 9% of all land is already preserved as open space. He questioned this number, citing several parcels of open space which the Commission has picked up since this last edition of the POCD.

It was decided that access to the Still River in the Four Corners area should be part of the Open Space plan, along with the idea of a Wetlands park space between Federal and Laurel Hill Roads. The discussion touched upon whether Williams Park/Gurski Farm is open space or recreational, and Chairman Van Hise believes it is the latter, citing all the hiking that takes place, as well as the tennis courts located within these facilities.

K. Daniel asked about the origin of the Open Space Plan on p. 29, and J. Van Hise noted that it came from Planimetrics. D. Frankel asked if this land is better off being privately-owned vs. State-owned. He cited p. 26 where there is reference to the completion of the by-pass, which needs editing.

J. Van Hise presented a copy of his edits of this section to K. Daniel and asked that it be forwarded to a range of interested commissions and individuals to be invited to the April 18th meeting.

K. Daniel also presented the Commission with a copy of The Planning Commissioners Guide. J. Van Hise will look it over and then pass it on to Art Kerley.

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

9. **Adjourn:** A motion to adjourn at 8:15 p.m. was made by L. Taylor, seconded by D. Frankel and carried unanimously.

Please send copies of Jon’s edits to all Commissioners.

Have Commissioners look over Conserved Natural Resources: Section Four

J. Van Hise, Chairman