

**APPROVED MINUTES
BROOKFIELD PLANNING COMMISSION
THURSDAY, May 16, 2013 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 member P. Conlon. Also present: Town Director of Public Works, Ralph Tedesco; and Katherine Daniel, Community Development Director and Recording Secretary, J. Llewellyn.

Absent: Alternates L. Taylor and N. Tolmoff.

2. **Review Minutes of Previous Meetings: 05/02/13:** A motion to approve the Minutes of May 2, 2013, as submitted, was made by A. Kerley, seconded by P. Conlon 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 & Commissions:**

- **04/04/13 special Zoning:** The meeting centered on Town Center District Regulation amendments. They reviewed several things they'd like to have allowed. This is an ongoing discussion. A. Kerley noted how there is a preference to restrict manufacturing in the district but they may think about having hi-tech (low pollution) industries. J. Van Hise reminded him about a zone such as the Silvermine Road buildings which can accommodate that type of business.
- **05/09/13 Zoning:** ZEO going after BJ's for its gasoline sign.

6. **Correspondence:**

a. **Letter from E. Bernard of Aquarion Water Company to E. Pechthold dated 05/03/13 Re: 874 Federal Road:** This is informational only, making the Commission aware that they have the ability to supply the project at 874 Federal Road. At this point, there is no proposal for that site before the Commission.

The following item was added during the meeting:

b. **Correspondence from First Selectman Davidson:** A. Kerley had forwarded a response to other Commissioners that he had received from First Selectman W. Davidson with regard to a matter brought up at the last Planning Commission meeting at which the First Selectman was in attendance. At that meeting, A. Kerley had asked if there was a Town Ordinance prohibiting dumping. First Selectman Davidson had followed up on the matter, and responded to A. Kerley that there is indeed a Town Ordinance against such actions. It was noted by several members present, however, that this is difficult to enforce and subsequently prosecute when it does take place. There are no specific signs since it is to be understood. K. Daniel had asked the DPW years ago to put up "No Dumping" signs in two locations, which they did, but unfortunately it did not deter dumping.

7. **Informal Discussion:**

a. **Plan of Conservation and Development**

- **Memo from K. Daniel to the Planning Commission dated 05/14/13 Re: POCD Update**
- **Town of Brookfield, CT GIS Map showing FEMA Flood Plain Mapping**
- **Town of Brookfield, CT GIS Map showing Wetlands and Watercourses**

- **Town of Brookfield, CT GIS Map showing Aquifer Protection Districts**
- **Town of Brookfield, CT GIS Map – Physical Map of Brookfield**

Chairman Van Hise summarized the items from last meeting at which the POCD was discussed, adding that there were some action items. The Preserved Open Space chart will be revised, promised K. Daniel. She added that the “ballpark” figure for the current amount of open space is approximately 930 acres, compared to the 773 noted in the 2002 POCD. Lands owned by the State of CT and Utility Company Land needs to be properly classified as well.

Tonight she’s submitted an outline she’s working on including some of the topics and proposed chapter headings for the revised POCD.

She asked the Commission’s opinion on using Survey Monkey to collect data on the proposed POCD. J. Van Hise (and others) objected to any questions pertaining to age and household income, adding that this demographic information exists through current census findings. D. Frankel was concerned that an on-line survey would not assure that all responses came from Brookfield residents. Otherwise, there were no objections to this kind of a survey. Other sources of information gathering would include public hearings as well as charette-style focus groups. J. Van Hise added that he hopes other boards and commissions would “take a stand” on specific issues, rather than speak in generalities. He did note that the “hardest part of the POCD: the Town Center District, is basically done.”

A representative from BOSL: Brookfield Open Space Legacy, gave some historical background on his group’s land holdings, and mentioned that this Commission may be able to facilitate the joining of Conservation Commission trails with BOSL trails near Lake Lillinonah Condominiums. He added that all BOSL’s pieces of land are preserved in perpetuity, and allow public access.

- b. **Jason Sivo:** Mr. Sivo did not attend tonight’s meeting.

This item was added during the meeting:

c. **Digital Packets:** The Land Use Office had conducted a “trial run” of delivering packet materials digitally, but Commissioner P. Conlon said he preferred a printed copy of materials. Some others concurred, and K. Daniel agreed to return to the traditional delivery method. Chairman Van Hise noted that in prior packets they used to get the Board of Selectmen’s meeting, and he asked for those again.

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

9. **Adjourn:** A motion was made by A. Kerley, seconded by D. Frankel, to adjourn the meeting at 8:17 p.m. Motion carried unanimously.

Chairman J. Van Hise