

Approved Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, June 6, 2013 7:30 PM
MEETING ROOM #135 – 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: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular member P. Conlon; Alternates L. Taylor,* and N. Tolmoff (arrived 7:36 p.m.). Also present: Recording Secretary J. Llewellyn.

2. **Review Minutes of Previous Meetings: 05/16/13: A motion approve minutes of May 16, 2013 as submitted was made by A. Kerley, seconded by D. Frankel, and carried unanimously.**
unanimous.

3. **Old Business:** There was none on the agenda.

4. **New Business:**
 - a. **101 Obtuse Hill Road #201200961: “Whispering Glen Section Two”**
 1. **Conservation Easement & Warranty Deeds**

No one present. There were two documents and A. Kerley noted that put together, there are over 12 acres, asking if there is a formula to follow for conserved land. P. Conlon pointed out that the date on the map referenced in the document (10/19/11) which does not seem to coincide with the final subdivision map. Upon further review of the file, J. Van Hise noted that the final plan had been received by the Planning Commission on October 15, 2012. The Chairman asked that these easements be sent to Town Attorney Marcus for his review. D. Frankel also pointed out that there are two different addresses shown for Finmark Homes: New Haven and Sugar Hollow Road in Danbury. Chairman Van Hise asked for Town Attorney Marcus’s review and comments on the discrepancies on the documents by the next regular meeting on June 20, 2013.

 - b. **100 Pocono Road #201300509: 8-24 Referral – Cell Tower**
 1. **Letter from First Selectman Bill Davidson to Chairman Jon Van Hise dated 06/04/13 Re: 8-24 Referral for Cell Tower**

Per the First Selectman’s memo, the Selectmen are presently negotiating a contract with a private company to lease municipal property for the placement and operation of a cell tower. As the Commission reviewed this proposal, which included language about the property usage (the applicant wants property for the “placement of the lessee’s equipment, building(s) and tower(s)...which facility includes tower(s), building(s), radio transmitting and receiving antennas, communications equipment, and related cables, wires, conduits, air conditioning equipment and other appurtenances...”), and a notation that the proposed height is shown to be “150’ tall at the moment”, the Commission asked for a representative of the tower company to meet with the Commission.

Chairman Van Hise asked the Land Use Office to respond to the First Selectman with a request that someone from the cell tower company appear at the Commission’s next meeting with drawings or lease exhibits of the site to address questions such as the total footprint that will be needed, and a description of what “anti climbing mesh” looks like. The Commission would also like a more definitive height for the tower. If a representative comes to the next meeting, the Planning Commission could respond on this 8-24 Referral prior to the Selectmen’s next meeting.

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

Board of Selectmen:

- **04/01/13;**
- **05/06/13;**
- **05/23/13 Special meeting;**

Inland Wetlands:

- **05/13/13:** Public Hearing closed on sewers for High Meadow and Ledgewood; working on Stipulation #10 on 101 Obtuse Hill Road;
- **05/20/13:** Resolved Stipulation #10 on 101 Obtuse Hill Road; approved application for Brookfield Village; approved sewer extension from public hearing (condos)

Zoning:

- **05/16/13 Special meeting;**
- **05/23/13:** approved design review for Brookfield Village; BJ's may add a liquor department

Zoning Board of Appeals:

- **06/03/13**

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

7. **Informal Discussion:**

a. **Plan of Conservation and Development**

1. **Draft Open Space Map dated 06/02/13**

The Commission reviewed the map submitted by K. Daniel. J. Van Hise asked about some newly added properties which do not appear. He will discuss this further with K. Daniel. Overall, the Commission was quite pleased with the rendering though they did have some recommendations about colors. N. Tolmoff noted that she had asked about the quarry, and it turns out the State owns it. K. Daniel will follow up to see if Brookfield can use this State property.

2. **Resignation letter from R. Baiad received.** The Commission received a resignation letter from former regular member R. Baiad. This opens a vacancy which the Commission usually fills from existing Alternates, "two excellent alternates," Chairman Van Hise added. A. Kerley pointed out that the person taking R. Baiad's seat would have to run in November. As Nancy Tolmoff indicated she'd prefer to be on the Economic Development Commission, the opening was available to alternate Linda Taylor. While N. Tolmoff will remain on the Planning Commission while pursuing a spot on the Economic Development Commission, A. Kerley noted for the record that the Planning Commission recommends N. Tolmoff for the Economic Development Commission. **A motion was made by A. Kerley to nominate L. Taylor as a replacement for R. Baiad, with L. Taylor now becoming a regular member of the Brookfield Planning Commission. D. Frankel seconded the motion which carried unanimously.**

Chairman Van Hise asked that a memo be sent to J. Locke and the Board of Selectmen noting the unanimous appointment of L. Taylor as a regular member of the Brookfield Planning Commission.

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

9. **Adjourn:** A motion to adjourn at 8:18 p.m. was made by A. Kerley, seconded by P. Conlon and carried unanimously.

J. Van Hise, Chairman