

**Approved Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, September 19, 2013 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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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 members L. Taylor and P. Conlon. Also present: K. Daniel, Community Development Director, R. Tedesco, Director of Public Works, and J. Llewellyn, Recording Secretary.
  
2. **Review Minutes of Previous Meetings: 08/15/13: A motion to accept the Minutes as rendered was made by A. Kerley, seconded by P. Conlon and carried unanimously.**
  
3. **Old Business**: There was none at this meeting.
  
4. **New Business**:
  - a. **101 Obtuse Hill Road #201200961: Bond Release Request - \$60,339**  
*No one present.* (Peter Young had reported he would not be able to attend). Chairman Van Hise requested that R. Tedesco take a look at this request for a \$60,339.00 bond release for a detention basin enlargement. R. Tedesco noted that he'd been in touch with D. Virbickas, the engineer on the project, and wants volume calculations to see if this basin needs to be made larger. This item is continued.
  
  - b. **45 Longview Drive & 16 Berkshire Drive #201300841: Lot Line Revision to combine 16 Berkshire Drive & 45 Longview Drive**
    1. **Sheet 1 of 1 – Property Survey showing properties of Diego M. Quezada to be combined Lots 8 & 23 Block H Maplewood in Candlewood Shores prepared by CCA, LLC dated 08/26/13**  
*D. Casada present.* Mr. Casada outlined his proposal to combine the two lots (front-to-back), noting their location on the plan which the Chairman had for reference. A. Kerley asked what the additional property would be used for. Mr. Casada said gardens or parking. He added that his neighbor is pleased, as he has planted numerous trees as a buffer. The Chairman called the proposal a “good idea”, a “plus” for the property. There may be a future curb cut for a driveway off of Berkshire Drive since the existing residence is on Longview Drive. A. Kerley felt the proposal was “reasonable.” **A motion was made by P. Conlon stating that with respect to application #201300841, 45 Longview Drive and 16 Berkshire Drive, that this lot line be approved, based on the drawing. L. Taylor seconded and the motion carried unanimously.** Map has to be filed with the Town Clerk.

**A motion was made by D. Frankel to amend the agenda to go to item 7a: Informal Discussion. P. Conlon seconded and the motion carried unanimously.**

7. **Informal Discussion**:
  - a. **Plan of Conservation and Development**
    1. **Presentation by HVCEO on “Brookfield Route 202 Complete Streets and Driveway Plan,” drafted of July 26, 2013**  
*J. Chew, Executive Director of HVCEO present.* Mr. Chew reported that he is seeking an endorsement from this Commission as part of an application for a grant for a Route 202 Study. The written proposal was submitted for all Commissioners to review and indicates that “*The purpose of this work program is to guide a consultant study of Route 202 in Brookfield, CT. The corridor plan will include an update of the twenty-year old driveway management plan for Route 202.*”  
Since the Plan of Development is presently under review, and this project, if approved, is proposed to begin next July (2014), Mr. Chew is seeking the endorsement from the Planning Commission. Chairman Van Hise had read through it, and commented on how it addresses the busing issue. He agreed that something must be done with the bus drop-off/pick-up situation. A. Kerley added that the Village Center District may increase the

demand for public transportation. He recommended looking into an “adopt a shelter” sponsorship by a local business. D. Frankel called for more “reliable” service. This consultant study would go to Junction Road in its study of Route 202, except for the curb cut piece which will extend to the New Milford line. One proposed part of the plan is to possibly create a road across from the present Kohl’s/BJ’s/Bank of America exit onto Federal Road which would allow direct access to and from Gray’s Bridge Road. A proposed turning lane at the Shoprite intersection was also discussed. Mr. Chew needs to hear from the Planning Commission before his application due date in mid-October. He welcomes the Commission’s input and questions.

Chairman Van Hise said there are some ideas in this proposal that should be incorporated into the Plan of Conservation and Development. He asked that this be reviewed by all Commissioners prior to the next meeting, and added to the October 3, 2013, agenda.

**A motion was made by P. Conlon, seconded by L. Taylor, to return to the regular agenda at item 5: Minutes of Other Boards and Commissions. Motion carried unanimously.**

**5. Minutes of Other Boards & Commissions: The Commission noted the following items:**

- 08/08/13: Zoning Commission: Hookah bar discussion; “over-regulation” challenge from one of the Commissioners;
- 09/12/13 Zoning: “Casablanca” Restaurant now “Alexander’s”; discussion on proposed food cart to Sunset Hill Golf Course;
- 08/12/13: Inland Wetlands: No comments;
- 08/26/13 Inland Wetlands: No comments;
- 09/09/13 Zoning Board of Appeals: No comments.

K. Daniel asked if the Commissioners wanted email notification when Minutes are posted, and all agreed.

**6. Correspondence:**

- a. **Letter from D. Sawicki of the State of CT DOT dated 09/09/13 Re: Town of Brookfield Barnbeck Place:** Barnbeck may operate the proposed project at 414 Federal Road as Incentive Housing.
- b. **Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive Public Hearing from C. Chase of the CT DEEP received in the Land Use Office on 09/12/13:** Applicant is Aquarion Water Company. No public hearing will be conducted (unless a petition is received with 25 signatures).

**7. Informal Discussion:**

- a. Plan of Conservation and Development  
**2. Memo from K. Daniel re: updated State requirements for town POCD’s:** The Commission has received an extension for another year, but Ms. Daniel said there is presently money in the budget, discussions have been underway, and there is “no reason to slow down.” A. Kerley asked for the original text from the last revision in digital format. It is only in pdf format, according to Ms. Daniel. Chairman J. Van Hise said that the “clock” officially begins at the last revision, which was last year, but he did feel the existing one needs to be updated.

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

9. **Adjourn:** A motion to adjourn the meeting at 8:20 p.m. was made by L. Taylor, seconded by D. Frankel and carried unanimously.

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**J. Van Hise, Chairman**