

**Approved Amended Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, October 3, 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: 09/19/13: A motion to accept the Minutes of September 19, 2013, as submitted was made by A. Kerley, seconded by P. Conlon and carried unanimously.**
  
3. **Old Business:**
  - a. **101 Obtuse Hill Road #201200961: Bond Release Request - \$60,339**  
*No one present.* R. Tedesco had visited the site and reported that per his earlier request for volume calculations, there needs to be “a considerable amount of work” done before the bond can be considered for release. **A motion was made by P. Conlon to table this bond release request until Mr. Young presents evidence that the work required by the Town Director of Public Works has been done. The motion was seconded by D. Frankel and carried unanimously.**
  
4. **New Business:** There was none at this meeting
  
5. **Minutes of Other Boards & Commissions: The Commission noted the following items:**
  - 09/09/13: Board of Selectmen: 225<sup>th</sup> Celebration for the Town this weekend; Library cottage minimum bid price has been set;
  - 09/09/13 Inland Wetlands: Discussion of ownership of Aquifer Protection District;
  - 09/23/13: Inland Wetlands: Oak Meadows is asking to increase the number of parking spaces; two proposed warehouses on Pocono Road;
  - 09/26/13 Zoning: Site Plan for Berkshire Property is moving ahead; Echo Bay Marina proposal for Elbow Hill Road: public hearing pending; notes on Town Center District.
  
6. **Correspondence:**
  - a. **Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intention to Waive Public Hearing from C. Chase of the CT DEEP dated 9/3/2013:** This was discussed at the last meeting. Confirmation was received that they intend to waive the public hearing. No action of this Commission is required.
  - b. **Letter from D. Sawicki of the CT DOT dated 9/9/13 re: Town of Brookfield Barnbeck Place:** A traffic study has been completed for Barnbeck Place. A partial opening (north building) application approval will require a bond in the amount of \$700,000 and OSTA Certificate.
  
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.**  
At the last meeting, J. Chew had presented this plan to the Commission. At that time, Chairman Van Hise had asked that this matter be continued to allow the rest of the Commissioners to read through the plan. The Commissioners had done so, and all reported positive comments on its contents.  
**A motion was made by A. Kerley, seconded by P. Conlon, stating that the Planning Commission endorses the plan, and requests that the Land Use Office send a note to Jonathan Chew indicating this Commission’s endorsement of the “Brookfield Route 202 Complete Streets and Driveway Plan.” Motion carried unanimously.**

**b. 2. Memo from K. Daniel re: updated State requirements for town POCD's**

*K. Daniel, present.* The Commissioners were given a draft of information for the first three chapters of the POCD, which she called “pretty rudimentary” at this point. A focal point of discussion centered around the town’s aging population, and the exodus of younger demographics, especially when viewed as the population trend in town for several decades. The 2002 POCD predicted that almost a third of Brookfield residents will be elders by the year 2020. The question that remains what impact this will have on the Town’s future development, and associated projected demand for services. Ms. Daniel recommended holding another workshop, perhaps a charette or “World Café” for the parts of the plan the Town wants to focus on. Possible target date: January, 2014. The Commissioners also reviewed results of the previous survey (chart form). An upcoming survey will utilize the schools’ email addresses so that more people across the demographics will give input. The Commission also discussed the lack of resistance lately to projects that will increase population density (for example, the recent public hearing on 100 apartments in former Barn Yard location), which is in stark contrast to years past when there have been more drastic measures to prevent dense development such as the “condo cap” of the 1990’s.

On a separate note, Chairman Van Hise said that something worth discussion is the role of the Open Space Legacy as well as that of the Conservation Commission.

The Commission will review the information submitted by Ms. Daniel, which J. Van Hise called “a good plan.” This will be discussed at the next meeting.

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

**9. Adjourn:** A motion to adjourn the meeting at 8:10 p.m. was made by L. Taylor, seconded by P. Conlon and carried unanimously.

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**J. Van Hise, Chairman**