

Draft Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, November 7, 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: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular members P. Conlon and L. Taylor. Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary J. Llewellyn.

2. **Review Minutes of Previous Meetings**: 10/17/13: A motion was made by A. Kerley to accept the minutes of 10/17/13 Planning Commission meeting as rendered. The motion was seconded by P. Conlon and carried 3-0-2 with D. Frankel and L. Taylor abstaining.

3. **Old Business**: There was none at this meeting.

A motion to amend the agenda to go to item 4.b. was made by L. Taylor, seconded by D. Frankel, and carried unanimously.

4. **New Business**:

b. **Rollingwood Condominiums #201301011: 8-24 Referral – Convert current pump station to gravity system**

- Memo from K. McPadden, Executive Administrator of the WPCA, to the Planning Commission dated 10/29/13 Re: 8-24 Referral Rollingwood Condo Gravity Sewer
- Drawing No. CU101 – Composite Sewer Plan prepared by Langan Engineering dated 10/21/13
- Drawing No. CU102 – Sewer Plan (1 of 2) prepared by Langan Engineering dated 10/21/13
- Sheet CU103 – Sewer Plan (2 of 2) – Sewer Plan (2 of 2) prepared by Langan Engineering dated 10/21/13
- Sheet CU104 – Sewer Profile prepared by Langan Engineering dated 10/21/13

Present was N. Malwitz, Chairman, WPCA. Mr. Malwitz explained that during a discussion between the WPCA and Rollingwood Condominiums on a separate financial matter, the representatives from Rollingwood asked for the WPCA to consider allowing their development to hook into the sewer system. The presently have an existing pump station that was in operation for a number of years and was costly to operate. Since the nearby Sandy Lane condominiums had recently hooked in, this complex saw an opportunity to join into that same system. Mr. Malwitz then presented his map which outlined the proposed route. Once the sewer line crosses from the Rollingwood property, it enters Town property. Previous engineering studies were reviewed to determine the slope of the proposed route.

The present pump station would be abandoned. The same amount of effluence will be treated, but Mr. Malwitz added that a monitor would be installed to determine the origination and quantity of usage. The report stated that “The proposed installation is anticipated to consist of 1800 feet of gravity line connected with 11 manholes. It will connect from the current private pump station on the Rollingwood property to an existing manhole on Old Gray’s Bridge Road.” The estimated cost of this project is \$350,000 for

which the average assessment per unit will be about \$1,400.00. There are no wetlands issues, but a soil scientist will make further determination in the Wetlands approval process.

A motion was made by P. Conlon that with regard to Application #201301011, 8-24 Referral, for Rollingwood Condominiums, that the Planning Commission send a memo to the Board of Selectmen stating that the Planning Commission looks favorably upon the proposal. A. Kerley seconded and the motion carried unanimously.

A motion was made by D. Frankel to amend the agenda to go to item 8.a: Tabled Items. Motion seconded by L. Taylor and carried unanimously.

8. Tabled Items:

a. 101 Obtuse Hill Road #201200961: Bond Release Request - \$60,339

1. Memo from D. Virbickas of Artel Engineering Group LLC to R. Tedesco dated 10/10/13 Re: Detention Basin, Whispering Glen, Cross Pond Drive

P. Young present. Mr. Young reported that the original detention basin was not big enough and per a conversation with R. Tedesco, they agreed to enlarge it. A letter was submitted for the file from Artel Engineering stating that it was compelled to the size it was supposed to be. Another letter from R. Tedesco was reviewed, which indicated approval of the applicant's request. The letter will be revised by Mr. Tedesco to correct the bond amounts. The figures are as follows: Original bond amount: \$190,963.00; bond release request: \$60,339; remaining bond: \$130,624.00. **A motion was made by A. Kerley stating that pertaining to Application #201200961, 101 Obtuse Hill Road, noting corrections made as reflected in the letter from R. Tedesco (to be revised) that from the original bond amount of \$190,963.00, a partial release in the amount of \$60,339.00 is approved by the Town engineer, and the Planning Commission looks favorably upon this release request. This leaves a remaining bond in the amount of \$130,624.00. The motion was seconded by D. Frankel and carried unanimously.**

A motion was made by A. Kerley, seconded by P. Conlon, to return to item 4a on the original agenda. Motion carried unanimously.

4. New Business:

a. Memo from the Zoning Commission to the Planning Commission dated 10/28/13 Re: Proposed Zoning Regulation Change & Moratorium

- Application #201300993 – Section 242-306C(7): Illumination of Signs

P. Conlon asked for clarification on what a photometric plan is, and R. Tedesco explained that it measures illumination of a specific location. The Commission added the following comments, suggestions and questions: A. Kerley asked whether LED lighting inside a location is permitted. The Commission suggested that the Zoning Commission clarify whether this regulation pertains solely to exterior signs. D. Frankel was concerned that another restriction might discourage development. A. Kerley questioned #6, noting that

there are architecturally pleasing bulbs which are expensive but may be prohibited by this regulation and thus serve as a disincentive to business. P. Conlon felt that a lot of the wording is redundant (shielding the light source). Specifically item #14 says the same thing as item #3.

The Commission requested that a summation of its comments be sent to the Zoning Commission in time for its 11/14/13 meeting.

- Application #201300956 – Moratorium on Medical Marijuana: **A motion was made by P. Conlon, requesting that the Land Use Office send a memo to the Zoning Commission stating that the Planning Commission has no problem with the proposed Moratorium of Medical Marijuana. L. Taylor seconded the motion which carried unanimously.**

5. Minutes of Other Boards & Commissions:

-10/17/13 Special: Design guidelines set;

-10/24/13 Zoning: Application approved for Echo Bay's garage; 540 Federal Road: the number of parking spaces will be increased; holding a Special Meeting on Town Center District regulations;

-10/28/13 Wetlands: Discussing Candlewood Lake improvements (approved by this Commission as an 8-24 Referral);

-11/04/13 Zoning Board of Appeals: (only one application: No comments).

6. Correspondence:

a. **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Volume XVII, Issue 4**

b. **Letter from D. Hoskins of the CT DEEP to Aquarion Water Company of Connecticut dated 10/23/13 Re: Ground waters, Limekiln Brook and an unnamed tributary thereof, Still River and unnamed tributaries thereof, West Brook, and associated wetlands**

7. Informal Discussion:

a. **Plan of Conservation and Development: No comments.**

The following comments were added:

b. **Chairman Comments:** Chairman Van Hise congratulated those commissioners who ran for office and were successfully elected: D. Frankel, L. Taylor and G. Hunton. He also thanked P. Conlon for his years of service to the Commission as he will finish his term at the next meeting.

9. Adjourn: A motion was made by L. Taylor to adjourn the meeting at 8:21 p.m. D. Frankel seconded the motion which carried unanimously.

J. Van Hise, Chairman