

Approved/Revised Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, April 3, 2014 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; D. Frankel, Secretary; Alternates I. Agard* and G. Blass.* Also present: R. Tedesco, Town Director of Public Works, and J. Llewellyn, Recording Secretary.

*I. Agard and G. Blass were appointed voting members.

Absent: A. Kerley, Vice Chairman and Regular Members L. Taylor and G. Hunton.

2. **Review Minutes of Previous Meetings: 03/20/14: This item is tabled. Please send copies to all Commissioners prior to the next meeting.**

3. **Old Business:**

a. **20 Vale Road #201200913: Berkshire Corporate Park – Bond Release Request - \$1,320:** *No one present.* Per R. Tedesco, he has not yet heard from the applicant, so there is no information to report. This item is continued.

b. **4 & 6 Belden Hill Road #201400143: Lot Line Revision (dec. date 05/24/14) Present for the applicants: C. Donohue, attorney representing both parties.**

Property owner of 4 Belden Hill Road, J. Clancy, accidentally built stone wall on the property of 6 Belden Hill Road, owned by the Palladino's. According to their attorney, it is a very nice wall, so rather than remove it, the option both parties find amenable is to move the lot line rather than have the wall taken down. **A motion was made by I. Agard to approve the revised lot line as stated on the application for Lots 11 and 12, on the 2/2/14 map. The motion was seconded by G. Blass and carried unanimously.**

4. **New Business:**

a. **Proposed Zoning Regulation Change #201400176: Section 242-404I(7)(a) – Planned Age Restricted Communities**

- **Memo from the Zoning Commission to the Planning Commission dated 03/25/14 Re: Proposed Zoning Regulation Change**

A memo was received from the Zoning Commission, and was outlined by Chairman Van Hise who said the applicant, Newbury Village, through Attorney Peter Scalzo, has requested that the regulation governing the maximum number of units in a Planned Age Restricted Community (PARC) be changed. It presently limits that number to 120 units, but this application proposed to expand it up to 150. This proposed regulation change seeks to bring uniformity among PARCs as well as other (non-age-restricted) multi-family projects. The discussion among Commissioners included some insights from J. Van Hise who noted that as these age-restricted developments get older, they tend to face a depressed market and feature empty units, while the common charges continue to escalate. He is concerned that as PARCs get older, they may become more difficult to sell compared to units in a non-age-restricted multi-family development. D. Frankel was not sure the government should be restricting the number of units in a development. J. Van Hise also reminded the Commissioners that the Planning Commission simply makes recommendations, not binding decisions, to the Zoning Commission. **A motion was made by I. Agard to send a memo to the Zoning Commission stating that the Planning Commission has not been convinced that there is any justification in increasing the number of units in PARC developments. G. Blass seconded the motion which carried 3-0-1 with D. Frankel abstaining.**

A motion was made by J. Van Hise to add as item 4. b. an 8-24 Referral: Police Station Parking Area. D. Frankel seconded the motion which carried unanimously.

b. 8-24 Referral: Police Station Parking Area.

Town Director of Public Works, R. Tedesco, submitted the proposed plan and outlined the details. The parking lot was due for repaving, and the additional expansion work would only add about 20% to the cost. Ten additional parking spaces are proposed on the eastern side of the parking lot, and the project also calls for connecting the upper and lower lots. Paving of this area will be done after the grading is done. According to R. Tedesco, who conferred with Major Purcell, the funding is already available and will cost just under \$100,000. The Impound cage will be relocated. I. Agard questioned whether a new police building is being proposed, and whether this would impact this project. R. Tedesco said that at this time there is no money in place for a new police building, and that “this plan has nothing to do with that.” He further added that it has been 18 years since the paving had been done. The Commission did not have any problem with this proposed project. **A motion was made by I. Agard stating that the Planning Commission has reviewed the proposed improvements to the police station parking lot as an 8-24 Referral, drafted by Major Purcell, and looks favorably on the project. The motion was seconded by D. Frankel and carried unanimously.**

5. Minutes of Other Boards & Commissions: Comments were made on the following Minutes:

- **03/13/14 Zoning:** Discussion included Incentive Housing Guidelines (Planning Commission has already given comments on that); Public Hearing on the new Dunkin Donuts 337 Federal Road; moratorium on Design Review in Town Center District/Incentive Housing; work is beginning on Barnbeck.
- **03/20/14 (Regulation Review):** Fine-tuning of Regulations (on which the Planning Commission had already offered its comments)
- **03/24/14 Inland Wetlands:** Some applications pending including BJ’s. Otherwise, it’s “business as usual.”

6. Correspondence: An email was received today from Brookfield’s Private Land Trust: Meet and Greet Winetasting.**7. Informal Discussion:**

a. Plan of Conservation and Development: K. Daniel was not at this meeting, and A. Kerley was not in attendance tonight. No further discussion at this time.

8. Tabled Items: There were none at this meeting.**9. Adjourn:** A motion to adjourn the meeting at 8:08 p.m. was made by I. Agard, seconded by D. Frankel, unanimously.

J. Van Hise, Chairman