

Approved Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, June 19, 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; A. Kerley, Vice Chairman; D. Frankel, Secretary. Alternate I. Agard arrived at 8:21 p.m.* Also present: Director of Community Development K. Daniel, and Recording Secretary J. Llewellyn.

*I. Agard was appointed a voting member.

Absent: L. Taylor, G. Hunton, and G. Blass.

2. Review Minutes of Previous Meetings: 06/05/14: A motion was made by A. Kerley to accept the Minutes of 6/5/2014 as rendered and submitted. The motion was seconded by D. Frankel and carried unanimously.

3. Old Business:

a. Granite Drive: Request to Accept Road into the Town Road System
(dec. date 06/21/14)

1. Memo from R. Tedesco, Director of Public Works, to the Planning Commission dated 06/10/14 Re: Street Acceptance of Granite Drive/Brookfield Heights

Attorney P. Scalzo present. Chairman Van Hise read Mr. Tedesco's memo (above) which noted that he was working with the applicant and had inspected the road. As of 6/10/14, "all roadwork is complete" and met with his satisfaction. As a result, he recommended the Commission accept Granite Drive into the Town Road System. Attorney Scalzo further clarified that there are four items on a checklist he with working on with the Town Attorneys. The As-Built of the roadway is forthcoming from Carroccio-Covill and Associates. Attorney Scalzo has to produce the deed and is also awaiting the Certificate of Title.

This item is continued to the next meeting.

b. Memo from N. Mack on behalf of the Zoning Commission to the Planning Commission dated 06/03/14 Re: Proposed Zone Change

1. 19 & 23 Station Road – Application #201400370 – requested change: to apply Incentive Housing District Overlay; Perimeter Sub-Zone *(This item was part of the after-the-fact packet for the 06/05/14 meeting.)*

K. Daniel reminded the Commission that they are just offering their opinion on this proposed zone change to the Zoning Commission.

Present were Attorney P. Scalzo; A. Adams of Carroccio-Covill and Associates (CCA) and developer A. Rothman.

Attorney Scalzo concurred that they are here tonight since the Planning Commission has the authority to give a referral on this proposed Zone change to the Zoning Commission. He further detailed the plan which begins with an approval the developer has received for four parcels in the Four Corners area: the present location of Rocco's and other parcels that wrap further north (but not the Mobil station). On this location, the developer plans to have 21,000 square feet of commercial space on the first floor with 79 rental units on the second level approved under the Incentive Housing Zone. Two additional parcels have been acquired by the developer on Station Road, address above, on which he is seeking to build 24 town homes.

While this proposal is designed to “complement the whole package” of commercial and other types of residential development in the area, the development of the two additional parcels with town homes would require a zoning change since this area is a Central Core Zone for mixed use.

A. Adams, of CCA, clarified that 19 Station Road is in the Town Center District while 23 Station Road is a mixed use zone. A conceptual drawing of this proposal was presented before the Commission for its review. Attorney Scalzo pointed out that this project meets “what the Town wants for this area,” but will need to get the Incentive Zone overlaid over these two parcels.

J. Van Hise expressed his concern over saturation of this area with residential units, citing several developments already in the area (such as Newbury and Riverview) as well as others (such as on Laurel Hill Road) which have yet to be built.

K. Daniel noted a difficulty with Riverview’s town homes: some two-bedroom units have had to modify their design to meet the requirement of having 10% of the units handicap accessible.

This caused “major consternation” with Zoning since they had to permit these to become three-bedroom units.

A. Kerley stated that for the Town Center District to be economically viable, it needs a strong residential base. .

A motion was made by A. Kerley indicating that the Planning Commission looks favorably on the Zone Change for Application #201400370, 19 and 23 Station Road. D. Frankel seconded the motion which carried unanimously.

c. 11 & 13 Gereg Glen Rd #201400447: Sign Mylar for Lot Line Revision (on cart)

Lot Line Revision approved at the June 5, 2014 Planning Commission Meeting.

Chairman Van Hise signed the mylar.

4. New Business: There was none at this meeting.

5. Minutes of Other Boards & Commissions:

- **05/22/14 Zoning: Business as usual;**
- **06/02/14 Board of Selectmen: Business as usual;**
J. Van Hise noted he had attended the 6/12/14 meeting where the Charter Revision Committee presented their recommendations. No action taken.
- **06/02/14 Zoning Board of Appeals: Business as usual;**
- **06/09/14 Inland Wetlands: Business as usual.**

6. Correspondence: There was none at this meeting.

7. Informal Discussion:

a. Plan of Conservation and Development

1. Memo from K. Daniel Re: Public Participation Platforms dated 06/16/14

K. Daniel first stated that Mary Daniel of the Brookfield Historical Commission was going to speak with the Commission about adding another Historic District, but she was unable to attend. The proposed new district would be near the Four Corners (Whisconier Road side).

D. Frankel asked about the pros and cons of such designation for this area. There would be restrictions on buildings in the area designated “Historic.” The Commission would not favor anything that would preclude this area being refurbished to be attractive.

K. Daniel will find out more information for the Commission on the viability of restoration of some of these buildings in the proposed area.

Addressing the matter of feedback on some of the matters of the Plan of Conservation and Development, K. Daniel recommended a public participation platform, specifically one targeting the younger demographics in Town. Of those she sent to the Commission for its consideration, K. Daniel preferred Crowd Bright and Urban Interactive Studio. A. Kerley supported K. Daniel's proposal, and recommended deferring to her judgment on this matter.

I. Agard arrived at 8:21 p.m.

A motion was made by A. Kerley stating that the Planning Commission looks favorably on this concept and defers to K. Daniel to use her knowledge to review the nine on-line public participation platforms and select the one, in her opinion, that would be the best within the cost considerations and objectives of the Commission. D. Frankel seconded the motion, which was followed by a brief discussion.

I. Agard asked Ms. Daniel how her decision would be made, and Ms. Daniel said she would be in touch with the one(s) she will consider and subject those to full evaluation by the end of the month.

Chairman Van Hise called the motion which carried unanimously.

b. A. Kerley began to discuss the "Solarize Brookfield" issue, but was told by the Chairman it was not within the Planning Commission's purview.

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

9. Adjourn: A motion was made by I. Agard to adjourn the meeting at 8:31 p.m. D. Frankel seconded the motion which carried unanimously.

J. Van Hise, Chairman