

**APPROVED MINUTES
BROOKFIELD PLANNING COMMISSION
THURSDAY, September 18, 2014 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

1. Convene Meeting: Chairman Jon Van Hise called the meeting to order at 7:30 PM, and established a quorum of members:

Present: Chairman Van Hise; Vice Chair Art Kerley; Secretary David Frankel; *Alternate and Voting Member George Blass; *Alternate and Voting Member Irv Agard

Absent: Commissioner Linda Taylor; Commissioner Geoffrey Hunton

Also Present: Public Works Director Ralph Tedesco; Community Development Director Katherine Daniel; Recording Secretary Emily Cole Prescott

*Commissioners Blass and Agard were voting members for this evening's meeting.

2. Review Minutes of Previous Meetings: 09/04/14 – Secretary Frankel made a motion to accept the minutes of the Brookfield Planning Commission of September 4, 2014 as acceptable. Commissioner Blass seconded the motion, and it carried, 3-0-1, with Vice Chair Kerley abstaining from the vote.

3. Old Business:

a.

4. New Business:

a. **20 Vale Road #201200913: Request for Bond Release - \$1,320**

1. Memo from R. Tedesco to the Planning Commission dated 09/15/14
PWD Tedesco stated that he has reviewed the site and recommends the release. **Vice Chair Kerley motioned, after hearing the report from the Town Engineering regarding property [at 20 Vale Road] #201200913, that the Planning Commission approves the request for the bond release in the amount of \$1,320. Secretary Frankel seconded the motion, and it carried unanimously.**

b. **11 North Beech Tree Rd & 26 High Ridge Rd #201400850: Lot Line Revision**

1. Documents received in the Land Use Office on 09/11/14:

- Vision Government Field Cards for 11 North Beech Tree Rd & 26 High Ridge Rd
- Proposed Schedule A
- Quit Claim Deed – Volume 211; Page 298-299 of the Brookfield Land Records for property owned by William & Barbara Vigue
- Quit Claim Deed – Volume 623; Page 92-93 of the Brookfield Land Records for property owned by Himansu & Jayshree Patel

2. Property Survey depicting Lot Line Revision prepared for William & Barbara Vigue dated 08/04/14; revised through 09/08/14; prepared by PAH, Inc.

Attorney Peter Scalzo of 2 Stony Hill Road, Bethel, CT was present on behalf of the property owners, Mr. & Ms. Vigue. Attorney Scalzo explained that after the last Planning Commission meeting, the neighbors had reconsidered the original request. Since that time, they had decided to revise the lot differently. Attorney Scalzo stated that this lot line revision proposal does not render any portion of the two lots non-conforming. Attorney Scalzo also noted that the mylar approved at the last meeting along with the lot line revision approval has not been filed on the Brookfield Land Records. Secretary Frankel made a motion for application #201400850 for lot line revision to be approved, regarding 11 North Beech Tree Road [and 26 High Ridge Road]. Commissioner Blass seconded the motion, and it carried unanimously.

5. **Minutes of Other Boards & Commissions: 09/08/14 Inland Wetlands; 09/08/14 Zoning Board of Appeals; 08/28/14 Aquifer Protection Agency; 08/28/14 Zoning**
- **09/08/14 Inland Wetlands:** It was noted that some of the stipulations for the Still River Greenway are being considered, and the item continued to the next wetlands meeting. The modification for the Chick-fil-A application was also mentioned. Chair Van Hise stated that the public hearing for the wetlands subdivision application for 36 North Mountain Road has been continued to the meeting on September 22nd.
 - **09/08/14 ZBA:** Chair Van Hise noted the application from the Sokol Club, which had been denied.
 - **08/28/14 Aquifer Protection Agency:** Upon inquiry from Vice Chair Kerley, CDD Daniel clarified that this agency is comprised of the Zoning Commission, which has been designated as such.
 - **08/28/14 Zoning:** Chair Van Hise mentioned the long discussion about work done without permits for a single-family conversion, which application was not approved by the Zoning Commission at this meeting. The sign for Bridgewater Chocolate was also mentioned at this meeting.

I. Agard entered the meeting room at 7:50 PM, and he remained a voting member for the meeting.

6. **Correspondence:**

- a. **Letter from L. Marsicano to First Selectman William Tinsley dated 08/28/14 (CD on cart)** – Chair Van Hise reviewed the letter. Chair Van Hise also mentioned the CD, which is available for the Commissioners to review. Chair Van Hise noted number 8, and asked that section 8 be downloaded and sent to the Commission. **Commissioner Agard moved that the Planning Commission ask Community Development Director Katherine Daniel to download section 8 [of the Candlewood Lake Authority’s Planning, Research & Fact Sheet Documents dated August 2014] so that it is available for review by the Planning Commission. Commissioner Blass seconded the motion, and it carried unanimously.**

7. **Informal Discussion:**

- a. **Plan of Conservation and Development** – *Vice Chair Kerley referenced on page 3 of the draft minutes of the last meeting, that Mr. Flynn was present at the meeting. Chair Van Hise noted that Mr. Flynn was present as an audience member.* The Commission mentioned that there was a strong turn-out at the last meeting for the Brookfield Housing Study presentation. CDD Daniel offered to send a recording of the meeting to the Commission.

1. **Housing Policy Discussion:** CDD Daniel asked for the Commission’s view about what type of housing policies should be developed, based on the last meeting. The recommendation of the study is that more affordable or incentive housing should be encouraged to increase the number of available rental properties. Chair Van Hise stated that he believes there would be resistance to move to the State’s standards for housing, which are different from the Town’s incentive housing regulations. He stated that Todd from 4Ward Planning is considering this matter from the State’s perspective, and not from the resident’s perspective. Vice Chair Kerley stated that the current incentive housing information is a better approach. Secretary Frankel stated that people who work in Brookfield can also live in the greater Danbury area. CDD Daniel stated that there were 40 rentals available in Danbury and 3 in Brookfield during the time that research was done for the Brookfield Housing Study. Chair Van Hise stated that most of the condos throughout Brookfield are owner-occupied. Chair Van Hise stated that the infrastructure of water and sewer are available throughout town to support rental properties. Vice Chair Kerley referenced the study which had been done by the Brookfield Board of Education, that outlined projected student population growth.

Chair Van Hise stated that this study was done during a time of a flat market. Secretary Frankel stated that eventually young families will move to the area.

CDD Daniel stated that if there is an application for a multi-family project before the Zoning Commission, the Zoning regulations require a report from the Planning Commission. CDD Daniel stated that one of the functions of the State's Plan of Conservation and Development (POCD) is to address housing affordability in the town, and mandates that the Town's POCD and the Planning Commission who writes it make some plan for where housing for low and moderate income residents will be. According to the State, there is an intention to promote diversity in house styles and locations throughout the town. Upon inquiry from Commissioner Agard about the Brookfield Village project and its requirement to meet incentive housing or affordable housing requirements, CDD Daniel stated that the developer can lower the amounts for the rentals, but must meet at least the requirements of the incentive housing rate.

CDD Daniel stated that she has heard concerns about the "graying" of Brookfield and the importance of having age spread in the Town. There was discussion about the number of available rental properties, as well as the cost of living in Brookfield for younger families. Chair Van Hise stated that there are younger families entering Brookfield, but they are purchasing the homes that are thirty or forty years old. Vice Chair Kerley stated that affordability should not be legislated. Secretary Frankel stated that housing prices fluctuate. Vice Chair Kerley stated that there are tremendous restrictions placed on affordable and incentive developments.

Upon inquiry from CDD Daniel about the housing for young and single income households, Secretary Frankel stated that real estate is a demand and supply market. Chair Van Hise stated that young people are moving to the places where they can get jobs, such as North Dakota. Upon inquiry from CDD Daniel about locations for housing that young people can afford, Vice Chair Kerley stated that apartments in the downtown area should be of market-based affordability. CDD Daniel stated that it sounds to her from the Commissioner's comments that the concept of being a bedroom community is a positive aspect for Brookfield. Commissioner Blass stated that many people move to Brookfield to have a bedroom community. Vice Chair Kerley stated that he thinks affordability should be dictated by the market. Vice Chair Kerley mentioned that examples of "entry level" would be apartments over retail. Commissioner Agard asked what happens if the Town does not meet the percentage requirement of affordability imposed by the State. [If the Town does not meet the State's requirements, it would be ineligible for discretionary funding].

CDD Daniel mentioned that residents of Brookfield have reported being cost-burdened, which means they are paying more than thirty percent of their income for housing costs. Chair Van Hise stated that people who originally moved to this Town years ago were also burdened by costs. CDD Daniel asked if it is employment that drives the housing market, and Commissioner Blass stated that nothing can be done about employment except to attract developers; the higher paying jobs will allow residents to live in this Town. Secretary Frankel mentioned that retail employment will not offer desired salaries. CDD Daniel stated that there are larger parcels in Town that are not used or are under-used. Vice Chair Kerley referenced the Berkshire Corporate Park.

CDD Daniel stated that the Envision Brookfield website is up and launched. She asked that comments on the site be made. CDD Daniel will be posting new information periodically. The site is envisionbrookfield.com. Commissioner Blass stated that he would be curious to see what the statistics will show, and CDD Daniel stated that participation is needed, and she encouraged the Commissioners to ask others to take the survey. CDD Daniel suggested adding some information about the website to *The Penny Saver*. Commissioner Blass mentioned that some members of the population are not familiar with the internet. CDD Daniel stated that the

information on the website is not political in nature.

CDD Daniel stated that kiosks will be in the Town Hall and throughout other areas of the Town for residents to view the Envision Brookfield website.

Chair Van Hise reminded the Commission of the FOI Workshop, which is scheduled on October 20th at 7:00 PM.

8. Tabled Items:

9. Adjourn: Vice Chair Kerley made a motion to adjourn at 8:35 PM. Commissioner Agard seconded the motion, and it carried unanimously.

*****Next Regular Meeting Scheduled for October 2, 2014*****