

**Approved Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, October 2, 2014 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting:** Chairman J. Van Hise convened the meeting and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman; Secretary D. Frankel; Regular members L. Taylor and G. Hunton; Alternate G. Blass. Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary J. Llewellyn.

Absent: Alternate I. Agard.

2. **Review Minutes of Previous Meetings: 09/18/14:** A motion to accept the Minutes of 9/18/2014 was made by A. Kerley, seconded by D. Frankel and carried 3-0-2 with G. Hunton and L. Taylor abstaining (not present 9/18/2014).

*The Chairman reminded the Commissioners about an item from these minutes: upcoming FOI Workshop on October 20, 2014, at 7:00 p.m.*

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

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

5. **Minutes of Other Boards & Commissions:**

- **09/02/14 Special Board of Selectmen:** This meeting was about the Town Charter: no comments;
- **09/08/14 Board of Selectmen:** Granite Drive was accepted into the Town Road system; Ptak House: its status needs to be evaluated by committee and may become an item for the Planning Commission; HVCEO has merged with other planning agencies to become Western Connecticut Council of Governments (WCCOG); October 12<sup>th</sup> will be a 4 Corners Block Party; Meadowbrook Manor's diversion permit has been granted.
- **09/11/14 Zoning Commission:** Public Hearing on Stillwater Circle: Planning Commission's recommendation to Zoning Commission (re: sidewalks to the southern end of the property) prompted a discussion. The hearing was continued to 9/25/2014; 19 and 23 Station Road was also discussed and the zone change was denied.; A. Kerley questioned the "leaves no footprint" reference to the Echo Cottages (Accessory Apartments) under "Informal Discussion";
- **09/18/14 Planning: Minutes approved above;**
- **09/22/14 Inland Wetlands:** Still River Greenway discussion is continued; Public Hearing for 36 N. Mountain Road is continued to 10/6/2014;
- **09/25/14 Aquifer Protection Agency:** Meeting canceled due to lack of quorum.

6. **Correspondence:**

- a. **Printed copies of the following, as requested at the 09/18/14 Planning Commission Meeting:**
- **Recreation and Economic Importance of Candlewood Lake**
  - **Economic Evaluation of Candlewood Lake with Alternative Water Quality Categories by Sarah T. DeLoughy, Ph.D. and Laurence J. Marsicano dated 2001**

- **An Examination of Recreational Pressures on Candlewood Lake, CT prepared by Candlewood Lake Authority dated 07/08/09**

The Commissioners appreciated receipt of this document and although it appeared to be somewhat “dated” (per A. Kerley), the Chairman noted that the Lake is “well used,” citing four of six aerial shots which clearly showed high concentrations of boats on the Lake, often exceeding the regulated level for this 4,520 acre water body. G. Hunton added that boating traffic, as well as the size of the craft, have “increased exponentially” in recent years.

**7. Informal Discussion:**

**a. Plan of Conservation and Development**

- 1. Memo from K. Daniel to the Planning Commission dated 09/30/14  
Re: Conservation subdivisions and remaining developable residential land**

K. Daniel had left three large maps on display for the Commission’s review, each related to her memos about conservation subdivisions and remaining developable land. This ties in to the Commission’s review and pending recommendations for the upcoming revision to the Plan of Conservation and Development. J. Van Hise did note the “limited amount” of subdividable land left in Town. A brief discussion ensued over the trail systems in place in Town, as well as well-marked potential obstructions (per these maps) due to private property ownership. K. Daniel had also noted that she’s invited the Conservation Commission to host a workshop on Wednesday, November 5, 2014 at 7:00 p.m. in Town Hall to evaluate the “greenbelt” trail system: its feasibility and whether or not it makes sense to have the trail system that was called for in the 2002 Plan of Conservation and Development.

The issue of Conservation Subdivisions was also raised, with J. Van Hise explaining that for over ten years the Commission has exercised the right to determine if a developer is to provide conserved land or money in lieu of open space (the two options per the Commission’s regulations). He added that the land option would be preferred in locations where it would be contiguous to existing open space. Any money given in lieu of open space goes into the Town’s Open Space fund to purchase any viable, available open space land.

The Chairman once again reminded the Commissioners of the Freedom of Information Workshop on Monday, October 20<sup>th</sup> at 7:00 p.m.

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

**9. Adjourn: A motion was made by G. Hunton to adjourn the meeting at 8:02 p.m. D. Frankel seconded the motion which carried unanimously.**

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**J. Van Hise, Chairman**