

APPROVED Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, October 16, 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;; Secretary D. Frankel; Regular member L. Taylor; Alternates G. Blass* and I. Agard.* Also present: Community Development Director K. Daniel; Town Director of Public Works, R. Tedesco, and Recording Secretary J. Llewellyn. *Vice Chairman A. Kerley and Regular Member G. Hunton arrived shortly after the meeting convened as noted below.*

*G. Blass and I. Agard were appointed voting members until the arrival of Vice Chairman Kerley and Regular Member G. Hunton.

2. Review Minutes of Previous Meetings: 10/02/14: A motion to accept the Minutes of 10/2/14 “as is” was made by D. Frankel. L. Taylor seconded the motion which carried 4-0-1 with I. Agard abstaining.

At this point, Vice Chairman A. Kerley and Regular Member G. Hunton arrived (7:32 p.m.) and G. Blass and I. Agard resumed status as non-voting Alternates.

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

4. New Business:

a. 126 Laurel Hill Road #201400944: 8-24 Referral: New Sewer Line – Brooks Quarry

1. Letter from the First Selectmen William Tinsley to the Planning Commission dated 10/14/14.

R. Enger, Chairman Brookfield Housing Authority and R. Prinz, Chief of Maintenance of the WPCA.. Mr. Enger gave an overview of Brooks Quarry’s septic and sewer, noting that the present sewer system has encountered several problems in the recent past. The system has been described by plumbers as insufficient to support the 35 units (39 residents) presently at the site. They sought the counsel of N. Malwitz, WPCA Chairman, who evaluated the situation and recommended a sanitary feasibility study, which was subsequently done at the Housing Authority’s expense. The result is a current plan, reviewed by the Commission, which features a proposed replacement sewer line. Per review of the deed, there does not appear to be any restrictions on the site. They then approached the Board of Selectmen which approved the proposal and is pursuing a Small Cities grant. The Planning Commission needs to approve the proposal and if received, the Housing Authority will going to a meeting with Larry Wagner Associates for guidance on the grant proposal process. An anticipated approval of the grant is April, 2015, while they also will consider a grant from CHFA as a “back-up plan” should approval from Small Cities not be received. I. Agard asked if they can’t obtain grant funds, will the project be abandoned. Mr. Enger feels that they do stand a “very good chance” of receiving grant money. (Cost of the project: \$336,000).

R. Prinz of the WPCA outlined the original sewer plan which was installed in the 1980's. An "inordinate amount of money" has been spent on the pump stations and other maintenance, according to Mr. Prinz. What the WPCA proposed is a gravity-fed system to one of the pump stations (off Quarry Road), then pumped back up to the road. The WPCA would take over the pump station. A local commercial establishment (Simpson and Vail) will be brought onto the system. J. Van Hise asked if there is any change in capacity, and was told there would not be. This is a replacement, not a repair.

A motion was made by A. Kerley stating that having hearing from the Brookfield Housing Authority concerning a replacement sewer line to Brooks Quarry, the Planning Commission has heard the presentation which looks very solid, and is please to hear about the Small Cities grant, and looks favorably on this proposal. G. Hunton seconded the motion which carried unanimously.

5. **Minutes of Other Boards & Commissions:** The Commission added the following comments on the minutes listed below:

- **09/25/14 Zoning Commission:** Approval for additional units for Newbury Village, including the Planning Commission's recommendation of sidewalks.
- **10/6/14: Inland Wetlands:** Still River Greenway: still pending; continued Public Hearing for North Mountain Road;
- **10/6/14: Zoning Board of Appeals:** "Business as usual."

6. **Correspondence:**

a. **Memo from Brookfield Zoning Commission Re: Proposed Zoning Change** (in tonight's packets): Proposed Zone Regulation Change (to be discussed at their 10/23/14 meeting) to central core of Town Center District regarding non-residential uses. The Commission wanted time to review the proposal prior to rendering an opinion to the Zoning Commission. *Please add this to the next agenda for November 6, 2014.*

7. **Informal Discussion:**

a. **Plan of Conservation and Development**

K. Daniel, Community Development Director, present. Ms. Daniel updated the Commissioners on a number of items. She noted that the Conservation Commission is hosting a workshop on November 5, 2014, at 7:00 p.m., and will hold a short meeting afterwards. The purpose of this workshop is to evaluate the Greenway trail system as it appears in the recent Plan of Conservation and Development in light of the properties it would have to cross. She encouraged the Commissioners to attend.

Ms. Daniel further added that the Route 202 Improvement Study (Milone and MacBroom) is moving along "quite well" and promised the Commissioners copies of the photo proposal. Ms. Daniel also showed the Commission a Sidewalk and Access Management Plan which received a positive response for at least being set into motion.

The Commission was also shown a map from 2013 showing vacant land, highlighting parcels larger than they need to be for their respective zone, which also had no obvious issues. These could be potential subdivisions. Two large parcels of note, located in an R-80 zone, are "easily subdividable." The Commissioners looked at a map of a 35-acre parcel off Obtuse Rocks Road

in relation to the continuance of the trail. A. Kerley noted that this parcel is “dense,” while another issue, cost to the Town of maintaining these trails, was also addressed.

J. Van Hise gave a history of the Planning Commission’s reasoning behind wanting contiguous trails. A. Kerley, an avid hiker, said he was not in favor of trails on private property. He added that some trails in and of themselves, without connectivity, offer a viable hiking opportunity. Later, Mr. Kerley stressed that parking facilities need to be made available at hiking trailheads.

K. Daniel noted that two representatives on the topic of Recreation will be present to discuss that topic at the Commission’s November 6th meeting.

b. Reminder to the Commission: Monday, October 20, 2014: Freedom of Information Workshop at 7:00 p.m.

c. **Informational:** Sometime in the future, these Planning Commission meetings may be televised (live-streaming). There may also be a monthly meeting of the Chairmen of Town Boards and Commissions. The latter idea is pending.

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

9. **Adjourn:** A motion was made by L. Taylor to adjourn the meeting at 8:42 p.m., seconded by A. Kerley and carried unanimously.

J. Van Hise, Chairman