

Approved/Amended Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, December 4, 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; Vice Chairman A. Kerley; Secretary D. Frankel; Alternates G. Blass* and I. Agard.* Also present: Recording Secretary J. Llewellyn.

Absent: Regular members L. Taylor and G. Hunton.

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

2. Review Minutes of Previous Meetings: 11/20/2014: A motion to accept the Planning Commission's Minutes of 11/20/2014 as submitted was made by A. Kerley, seconded by D. Frankel and carried unanimously.

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

4. New Business:

The Chairman added the following item of New Business:

a. Nominating Committee: Per the Commission's by-laws, it is required that a Nominating Committee be formed to propose the slate of officers for next year. This committee reports back to the Commission at the first meeting in January with nominations. At the second meeting in January, any further nominees may be presented, and at the first meeting in February the vote is taken.

Chairman Van Hise appointed Linda Taylor and Geoff Hunton the Nominating Committee, and he asked that they report back with their slate at the first meeting in January on January 8, 2015. *Please have the Land Use Office notify them of their duties.*

This item is to remain on the agenda until the first meeting in February.

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

- **11/13/14: Zoning Commission:** discussion on apartments in single-family dwellings; Site Plan Modification for Oak Meadows subdivision; Public Hearing on proposed change for Incentive Housing permitted uses, approving a language change; discussion of Green Acres luxury apartments: setting a public hearing; losing a part-time Enforcement Officer (not in next year's budget); parking lot and lighting upgrades at Brookfield Library; other business as usual;
- **11/20/14: Aquifer Protection Agency:** Aquifer Protection Regulations will be voted upon when they have a quorum;
- **12/20/2014: Zoning:** Green Acres modifications reviewed; Medical Marijuana moratorium expiring and was moved to 5/15/15.

6. Correspondence:

a. Letter from E. Cole Prescott to Finmark Custom Homes LLC dated 12/02/14 Re: Irrevocable Standby Letter of Credit #7540120665-900

7. Informal Discussion:

- a. **Plan of Conservation and Development:** The Commissioners reviewed a document entitled “Envision Brookfield 2025” which featured the results of a survey.

The Commission asked how many respondents there were to this survey, because for one question, it looked like there were only 10 responses. To the question: “What kind of town is Brookfield?”, 40% of respondents see it as a “small town.”

The future of the Library was discussed and reviewed at length. Most Commissioners concurred that they do not support a coffee shop in the library for a variety of reasons. On the option of expanding it at its current location, Irv Agard, who had served on a Library committee, noted that this was not geographically possible. He added that the existing library is about 1/3 the size recommended by the State Library Commission for a town of this size. Other local libraries were noted as examples: Newtown, Bethel and Southbury, all of which are relatively new.

Irv Agard noted that at a recent town meeting, there was support for a new library in the four corners area (Village District), but the land would be costly. The comments in the “Envision Brookfield 2025” document, relative to the Library, were read and discussed.

Chairman Van Hise then reviewed the map for the Commission, citing the proposed trails with comments featured. Irv Agard noted that he was part of a discussion when this map was presented for public comment, and the consensus was that there should be only a few well-maintained trails, vs. numerous trails. In addition, several Commissioners felt there should be some parking to allow access to these trails.

Point for clarification: Several Commissioners noted an email from the Town Comptroller who notified Katherine Daniel that there is “no money” in the budget for the Plan of Conservation and Development (POCD). The Commission was unsure whether this meant the money allocated for this current fiscal year, or in the budget for the upcoming 2015-16 fiscal year.

Irv Agard asked if this Commission should include information in the Plan of Conservation and Development on biking (per the proposal given to the Commission several meetings ago), given that the First Selectman has appointed a Committee (headed by Selectman W. Davidson) to look further into this. The Commission agreed that biking should be mentioned in the updated POCD.

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

9. **Adjourn:** A motion was made by A. Kerley to adjourn the meeting at 8:17 p.m. D. Frankel seconded the motion which carried unanimously.