

Approved Revised Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, February 19, 2015 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting:** Present: J. Van Hise, Chairman; Vice Chairman A. Kerley; Secretary D. Frankel; Alternates I. Agard and G. Blass.* Also present: Community Development Director K. Daniel, Town Engineer R. Tedesco, and Recording Secretary J. Llewellyn.

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

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

2. **Review of Minutes of Previous Meeting:** A motion was made by I. Agard to approve the Minutes of February 5, 2015, as submitted. D. Frankel seconded the motion which carried unanimously.

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

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

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

The following were the Commissioners' comments on the Minutes:

- **2/5/2015: Zoning Commission:** Working on Brookfield Village: Plan modification for architecture approved with parking stipulation; short discussion on “backing in” to angled parking; I. Agard asked for clarification on the location of this parking. Former Pasta Garden location has a possible tenant for part of the location on Federal Road.
- **1/5/2015: Board of Selectmen:** Discussion of Candlewood Lake Authority and program to get rid of zebra mussel ; Volunteer Firemen’s Tax Incentives and Awards; Emily Cole Prescott (Land Use) is moving to the Police Department.
- **1/14/2015: Board of Selectmen:** Main discussion was on use of Town vehicles and personal vehicles on Town business (travel reimbursement). No details.

(As an aside, A. Kerley felt that reimbursing Planning Commission members for site walks and other outside requirements of their position would set a dangerous precedent given the volunteer nature of the position. Please note, however, that this was not an item discussed by the Board of Selectmen, and is not a policy that is in place).

- **2/3/2015: Board of Selectmen:** Budget process discussion; Petition to overrule the Board of Education’s Special Appropriation Request.

7) Informal Discussion:

A) Plan of Conservation and Development (POCD)

1) **Partial draft of 2015 POCD:** K. Daniel provided the Commissioners with a revised packet, adding that she had met with I. Agard earlier in the week and some comments from their meeting have been incorporated into this latest revision. This week's focus is the Transportation section, mostly based on the Route 202 Study which has not yet been completed. (Ref: p. 61).

The following topics were discussed:

- The Route 7 By-pass: visibility of four corners is reduced: how can that be resolved? Strategies? A discussion ensued about State signage in Town.
- Route 202 is addressed in sections: northern (sidewalk and access management plan being developed including crosswalks and change of lane orientation for the road); mid-section (has not yet been address in prior editions of POCD. I. Agard noted that there is mention of an exit off of Super 7 onto Route 133, adding that he believed that issue was a "dead idea." K. Daniel will check. The southern portion of Route 202 will focus on a complete streets and driveway plan. This includes a summary of what that is included in that plan.

On the matter of the charts the Commission reviewed tonight, I. Agard added that these charts cannot be glanced at: they need to be studied to be fully understood.

D. Frankel asked if anything was added about access to Gray's Bridge Road from the BJ's Wholesalers/Bank of America exit. A. Kerley noted that the State would not approve that. Malone and MacBroom's study suggested that southbound traffic take Old State Road to Hardscrabble, and installing a traffic light where the latter meets Federal Road. (K. Daniel will check further).

Another intersection improvement in this plan is where Old New Milford Road intersects with Federal Road. There may be improvements to make that a more formalized intersection.

A curb cut/driveway management plan needs to be addressed as more properties are developed on Route 202, and needs to be addressed by Zoning.

Local road issues are also part of the Transportation section and several places in town were noted. D. Frankel brought up the intersection between Huckleberry Hill Road/Forty Acre Mountain Road and Candlewood Lake Road, which currently has a blinking light. Commissioner Frankel suggested it be replaced with a regular traffic light, but not operational at all hours (similar to the one at Candlewood Lake and Nabby Roads).

On the matter of Pavement management, R. Tedesco reported that the Town is “above 65”. I. Agard asked for clarification on what this meant and was told by Mr. Tedesco that if 100 is “perfect roads,” and 0 is a road that needs to be rebuilt, we are at a 65 which is “where a Town should be as an average.” R. Tedesco said that road improvements need to be a consistently budgeted item to maintain road conditions. He and K. Daniel will work on the Pavement Management Plan information for the POCD.

R. Tedesco also noted that in his research to apply for a grant that addressed difficult and dangerous intersections, his work with the Brookfield Police Department revealed that there was no area with a high number of accidents and incidents. He did note, however, that it would be those which intersect with Federal Road that he’d deem the busiest.

A location that the Commission brought up was the four-way stop at Silvermine and Pocono Roads. This needs to address the turning radius for the truck traffic (given the commercial locations on Pocono Road). Another possible place to consider is each end of Whisconier Road. Stony Hill Road was mentioned in relation to its 25 m.p.h. speed limit. Accessing Route 202 northbound from Laurel Hill Road was also cited as being problematic, while the two-way stops at the three-point intersections at both Huckleberry Hill Road and Rocky Road, as well as Huckleberry Hill Road and Old New Milford Road, were thought to hold potential for accidents.

The discussion then turned to Biking as an alternative means of transportation. The Commission had received a presentation from the Bike Friendly America at its November 7, 2014, meeting. I. Agard urged the Commission to “think through” some of these proposals, specifically noting the signage for bicycle right-of-way on the narrow lanes of Stony Hill Road where riders are reminded to yield three feet of roadway to bikers. R. Tedesco suggested that Parks and Recreation also be involved in any decisions regarding Biking. K. Daniel noted that becoming a “Bike Friendly Community” doesn’t necessarily mean signs and bike lanes on all roads: it also involves education and bike safety. The Chairman added that some of the bicycle-related proposals are difficult to implement, given the age of the town and how far along it has been developed.

The final Transportation topic discussed was Public Transportation:

- Trains. D. Frankel noted a recent news article talking about providing rail service from Danbury to Pittsfield, Massachusetts. It was noted that these decisions rest primarily at the State level. The Town, however, is still interested in rail proposals, and when an environmental study was done, those

in authority in Town strongly urged consideration of a station at the Four Corners area, citing economic and tourist advantages.

- Bus service: A. Kerley stated that good train and bus service are good selling points for the Town: a “ real plus” to have infrastructure.

K. Daniel reminded the Commissioners that at the next meeting on March 5, representatives from the EDC would be present to discuss Economic Development, and she will also invite members of the Chamber of Commerce.

The March 19th meeting will be an Open Invitation, at which time all maps will be showcased, and she will touch briefly on all topics of the POCD draft and ask for people’s input both orally and in writing. She welcomes feedback. A draft of the POCD will follow the March 5 meeting.

Chairman Van Hise offered two pieces of additional information: research on Arthur Harris Park from 1967, and Market statistics on home sales, as far back as 1995.

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

9. Adjourn: A motion was made by I. Agard to adjourn the meeting at 8:45 p.m. G. Blass seconded the motion which carried unanimously.

Chairman J. Van Hise