

**Regular Planning Commission**  
**MINUTES**  
**7:30 PM Thursday, March 05, 2015**  
**Room #133**

**1) Convene Meeting**

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; A. Kerley, Vice Chairman; Regular members present: L. Taylor, and Alternate G. Blass.\* Also present: Community Development Director K. Daniel; R. Tedesco, Town Director of Public Works; and Recording Secretary J. Llewellyn.

Absent: D. Frankel, Secretary; G. Hunton, Regular Member; and I. Agard, Alternate.

\*G. Blass was appointed a voting member.

**2) Review Minutes of Previous Meeting**

**Review Minutes of Previous Meeting:** [02/19/15](#): A motion was made by G. Blass to approve the Minutes of the meeting of 2/19/15 as corrected. The motion was seconded by A. Kerley and carried 3-0-1 with L. Taylor abstaining.

*Amendment: "god" should be "good" under the Plan of Development Draft discussion.*

**A motion to amend the agenda to go to Item #7, Informal Discussion, was made by A. Kerley, seconded by L. Taylor, and carried unanimously.**

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

**3) New Business**

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

**4) Minutes of Other Boards & Commissions**

**Following the discussion on item 7. b: Informal Discussion/Plan of Conservation and Development, a motion was made by A. Kerley to return to item 5: Minutes of Other Boards and Commissions. L. Taylor seconded the motion which carried unanimously.**

- Board of Selectmen: [02/03/15](#), [02/17/15](#), [02/18/15](#) and [02/19/15](#): The Chairman noted that the main topic at these meetings was budgets.
- Inland Wetlands Commission: [02/18/15](#), [02/23/15](#): The Chairman noted that there is a lot of activity going on, and a public hearing is underway for Laurel Hill. He added that there is a new business at 533 Federal Road and is awaiting more information.

**5) Correspondence**

6. **Correspondence:** The Commission had not received any new Correspondence.

**6) Informal Discussion**

[no item]

- a) 36 North Mountain Road

*Present: J. and D. Sivo.* Mr. Sivo noted that they would be bringing an affordable subdivision before this Commission, and wanted to review some checklist items prior to drawing up the plans. On the matter of fire tanks, he asked if the Commission would have a problem if he went before the Water Source Commission first to approve the proposed locations prior to bringing the application before the Planning Commission.

J. Van Hise stated that the fire tank locations are usually decided by the Fire Department, from whom this Commission seeks approval. The Commission had no problem with Mr. Sivo contacting them on his own, and felt it might expedite the process.

He continued by noting that with Wetlands approval, there is a stream crossing in front of the property, and wants Town Engineer R. Tedesco to inspect to see if it meets the Town of Brookfield road standards, specifically with regard to the

culvert. R. Tedesco noted the sight line requirement (300 feet on both sides) for that road's speed limit. He agreed to look at the culvert. D. Sivo also pointed out that a traffic study is at the discretion of the Commission, but wanted to get feedback from the Commission on whether they thought one was necessary for this subdivision. The Chairman deferred to R. Tedesco who stated that he did not feel a 12 home subdivision would warrant a traffic study.

b) Plan of Conservation and Development

K. Daniel welcomed representative G. Dembowski from the EDC and several members from the Chamber of Commerce. She handed everyone present a set of guiding questions for the discussion, which also featured some pages from the 2002 Plan of Conservation and Development.

Looking back at the existing (2002) Plan of Conservation and Development (POCD), the focus was primarily on Zoning issues, including the different uses in various zones, as well as the idea of transition zones between intensive commercial development and single-family residential uses. Ms. Daniel noted that many of the strategies outlined in the 2002 POCD have either been accomplished or addressed. For example, since the area along Federal Road (between Silvermine and Junction Roads) featured businesses that were not Industrial, though that was the designated zone for this area, it has become an IRC 80-40 zone, allowing more uses and to have the non-conforming properties become conforming.

In tonight's packet was a map from the 2002 POCD which highlighted a proposed transition zone. Part of this is the present location of Oak Meadows, a multi-family subdivision, which serves as a "transition" use between single family residences and commercial/industrial uses.

She further added that the context has changed quite a bit due to factors such as the recession, and the drive to make our town more attractive to young professionals and young families.

The Chairman then steered the meeting to focus on the four questions outlined by Ms. Daniel, asking all EDC and Chamber members, along with Commissioners, to weigh in and address each one individually:

-What are some of the successes in the economic development over the last 12 years?

-What issues does Brookfield face in promoting economic growth in our town?

-What do we want our town's economy to look like in 2025?

-What are some strategies for achieving this vision?

Among the Town's successes, Art Kerley stated, was the Village Center District, which he called a "major success," but added that, with less traffic, it needs to be transformed into a destination center. K. Daniel noted that the B.J.'s development not only brought a large retailer to the town, but cleaned up an environmental problem in town. J. Van Hise also cited the expansion of Costco, as well as the renovation of the strip of stores opposite Costco's gas station, including the addition of a second Bridgewater Chocolate location.

Brookfield Economic Development Commission Vice Chairman G. Dembowski drew the Commission's attention to the EDC's website, which is linked to the Town's website. They spent a lot of time "branding what this Town is all about," including the tax-deferral ordinance. The EDC has also bought a CERC membership which lists all commercially available properties for sale in Brookfield.

Mr. Dembowski also outlined those things he felt showcased the Town's success: the tax deferral ordinance; rezoning of four corners; branded website; investment in our roads and Cadigan Park; Federal Road commercialization; many more rental apartments; water and sewer lines.

Moving to the second question: What issues does Brookfield face in promoting economic growth in our town? what emerged was a consensus that having a central point person, full- or part-time, to be available to address the questions of interested businesses, as well as solicit new business development in town. G. Dembowski cited the "lack of resources" available to the EDC, so when someone is interested in growing their business in Brookfield, the EDC suggests they see the First Selectman. K. Daniel has also fielded such requests and inquiries at the Land Use Office. A. Kerley complimented the transformation of the Land Use Department into what he called more "user friendly" than in the past.

Envisioning Brookfield's 2025 economy began with a discussion on the difference of the Four Corners area with Federal Road/Route 202 south of Route 133. The (present) "four corners" (Village Business District) is seen more as a village center, while the southern part of town more of a retail and commercial hub with big box stores (such as Costco, BJ's and Kohl's). As far as the look of the space in between Route 133 and the Village Business District, most saw this area featuring mixed uses, combining multi-family development and smaller stores/service locations and professional buildings.

G. Blass called for the completion of what's already been started: "It would be nice to see everything finished." Art Kerley asked if there had been discussion of aggregating any of the properties along that Federal Road corridor (from Route 133 to the Village Business District) into larger parcels to be able to attract larger businesses.

The EDC's Dembowski outlined seven categories that he sees as the future of the Town's economy: Recreation: parks and lakes; Shopping; Schools and Library; Medical; Housing; Workforce and Commercial Development. There was a discussion of the outsourcing of industry to overseas locations, though G. Blass said this may be starting to change. A suggestion was made to name the Village Business District the "Historic" Brookfield Village Business District, and feature the Craft Center, the Market, and potentially in the future, a railroad station.

As the discussion wrapped up, K. Daniel invited all attendees to email her anything pertinent to tonight's discussion that they may think of in the near future. A revised POCD draft is forthcoming, and will be featured at the next meeting on March 19th. Chairman Van Hise thanked all of those who attended tonight's discussion.

**7) Tabled Items**

There were none at this meeting.

**8) Adjourn**

**A motion was made by A. Kerley, seconded by L. Taylor, to adjourn the meeting at 9:00 p.m. Motion carried unanimously.**

**\*\*\*\*Next Regular Meeting Scheduled for March 19, 2015\*\*\*\***