

**Regular Planning Commission Meeting**  
**MINUTES**  
**7:30 PM Thursday, April 16, 2015**  
**Room 133**

**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; D. Frankel, Secretary; Regular members L. Taylor and G. Hunton (arrived at 7:33 p.m.); and Alternates I. Agard and G. Blass.\*

Also present: Town Director of Public Works, R. Tedesco, and Recording Secretary J. Llewellyn.

\*G. Blass was appointed a voting member until the arrival at 7:33 p.m. of Regular Member G. Hunton.

**2) Review Minutes of Previous Meeting**

Chairman Van Hise noted that per the Land Use Office, they are working with Earth Channel to provide a more readable font size for the printed copies of the Minutes. Several commissioners noted a problem with the spacing of the type on the printed copy, though the content was not impacted. **A motion was made by D. Frankel to accept the Minutes of 4/2/2015 as presented. The motion was seconded by G. Blass and carried unanimously.**

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

**4) Correspondence**

- **Memo from Western Connecticut Council of Governments re: Support of the new Brookfield POCD.**

Chairman Van Hise noted that J. Chew of the Western CT Council of Governments thanked K. Daniel for submission of Plan of Conservation and Development (POCD). The opinion of that council is that the POCD draft is well-researched; its maps informative, and the WCCG offered to work in support of the new Brookfield Plan.

**5) Informal Discussion**

a) Plan of Conservation and Development

1. **Executive Summary**
2. **Appendix A – Goals and Strategies**

Chairman Van Hise noted that the draft of the Plan of Conservation and Development (POCD) was sent out to the Board of Selectmen at same time as it was sent to the WCCG (above: item 4). The draft of the Board of Selectmen's Minutes is in tonight's packet and it is noted that the First Selectman reviewed the time frame of all required actions. Commissioner I. Agard was in attendance at that meeting, and he said that Selectman M. Flynn had said that per his review of the document, a lot of information it contains was derived from reports the Board has already reviewed, so he feels confident in its content.

**Letter from K. Daniel: Executive Summary in packets with an Appendix for Commission's review tonight.**

The Commissioners had reviewed these two items of the POCD.

**Executive Summary:** Chairman Van Hise cited a redundancy on p. 3, with some information repeated that should be stricken. A. Kerley was concerned that this may be the only part of the document that people read, adding that it "sets the tone" for the entire document. He pointed out some recommended changes, predominantly citing that the overall POCD is "much more positive" than this summary reflects. He offered to rewrite this portion of the POCD.

L. Taylor questioned the term "lower fertility rates" as a reason for smaller family sizes. She believes that this is more of a result of married couples choosing not to have children, though A. Kerley said this phrase is a commonly used census term. G. Blass suggested having the information presented in bullet form, while I. Agard called the content "good stuff" but needed to be a more cohesive joining of this "series of facts." He added that it really "doesn't give a good feel for Brookfield." G. Hunton agreed that there is "good data there."

A. Kerley offered to revise it and send it to each Commissioner by April 23<sup>rd</sup> for his/her review and comments. All Commissioner comments are to be sent to A. Kerley within 48 hours of receipt of his revision.

*A. Kerley requested that the Land Use Office send him a copy of the Word document of the POCD.*

**Appendix:** J. Van Hise said that every box on the Appendix is filled (with a point person/ committee) except for one, which is the second bullet under Housing. "The market sets the prices," he noted, so it's not possible to try to control this. D. Frankel felt that Realtors can encourage people to move here, but the majority of Commissioners felt that item should be stricken from the document since "it's not a real strategy."

It was agreed to change the wording to: "Residents and prospective residents will be able to find suitable housing in Brookfield..."

*Additional item under Informal Discussion:*

**Meeting with First Selectman:**

Chairman Van Hise and Vice Chairman Kerley met with the First Selectman this week. An 8-24 Referral request is forthcoming on the Town of Brookfield property to be purchased by the business owner of Windowrama on Federal Road. The lease on this .41 acre parcel has ended and an updated appraisal is forthcoming. The Commission may ask for an easement to access clean-up of the Still River. No action.

**6) Adjourn**

**A motion was made by G. Hunton to adjourn the meeting at 8:20 p.m. L. Taylor seconded the motion which carried unanimously.**