

Regular Planning Commission Meeting

MINUTES

7:30 PM Thursday, June 18, 2015

Room 133

1) Convene Meeting

Chairman J. Van Hise convened the meeting at 7:31 p.m. and established a quorum of members: J. Van Hise, Chairman; Vice Chairman A. Kerley; Secretary D. Frankel; Regular members L. Taylor and G. Hunton; Alternates G. Blass and I. Agard. Also present: Community Development Director K. Daniel and Recording Secretary J. Llewellyn.

2) Review Minutes of Previous Meeting

- **Draft Minutes Regular Meeting 06/04/2015:** A motion was made by G. Hunton, seconded by A. Kerley, to approve the Minutes of 6/4/2015 as amended.* Motion carried unanimously.

**p. 3, add the word "is" to complete the sentence "... Town is getting older and middle-aged people is the group that is shrinking." Also: correct typo "outline din" to "outlined in."*

During this discussion, two Commissioners added the following comments: • Art Kerley wanted to go on record to address a comment made at the public hearing. Commissioner Kerley clarified that once a Commissioner is elected or appointed to this Commission, he or she represents all residents of the Town, and political party affiliation has nothing to do with it. • G. Hunton thanked the Chairman for how well the Public Hearing was handled.

3) Old Business

a) Plan of Conservation and Development

- **Brookfield POCD draft dated 04/29/2015**

The public hearing was closed at the last meeting. Commission Vice Chairman A. Kerley had sent an email with his proposed changes to the Executive Summary to all Commissioners today. He read his proposed revisions into the record. Chairman Van Hise thanked him for his efforts on this revision, which addressed a point made during the hearing by the First Selectman. Irv Agard noted that the schools themselves are doing an analysis of facilities in light of projected school enrollment. K. Daniel had reviewed the entire POCD document and revised typographical and wording errors, as well as incorporating corrections and modifications noted during the public hearing. She had a complete memo which outlined these changes, and went through each one individually with the Commission. These revisions included a change to Educational Facilities (pp. 83 and 84). It also should be noted that the Board of Selectmen is responsible for proposing the funding for any future school improvement. The memo included these proposed changes: A revision on p. 11 was discussed addressing Brookfield's History and Regional Role, and numbers for Affordable Housing were corrected. Protecting Historic Resources: State Historic Preservation Office was deleted in favor of naming the correct agency, and the expiration date easement for the Gurski Homestead was corrected to be 2021 not 2012 (Gurski Homestead). Under "Issue: Gurski Homestead", in response to the comments of J. Salame during the public hearing, the first sentence of the second paragraph was revised: "...time has claimed the viability of several of them, making them difficult to restore." Delete the second sentence beginning with "In addition..." and ending with "preservation efforts." R. Tedesco had asked that K. Daniel be the leader of Strategies 4C1: 3 and 3b, instead of the Department of Public Works, which will now take a supportive role. Under 3c, this will be "Coordinate" instead of "Complete" (engineering for the remaining phase of the Sidewalk and Access Management Plan). Some other modifications to be noted include the clarification that Brooks Quarry is also home to disabled as well as elderly residents; a numerical correction about Town Hall to replace (10-50) with (50-150 people); correction of the name of the new agency replacing HVCEO; specification that PCI stands for Paving Condition Index; and adding the results of a 2009 survey of seniors on the status of public transportation, given that their #1 concern is the dependence on cars in our town. Chairman Van Hise then asked the Commission to revisit the Board of Selectmen's memo which outlined their comments, sent to the Commission prior to the public hearing, to be sure all issues were properly addressed. The Board of Selectmen had categorized its concerns, and each section was reviewed by the Commission: Missing, and therefore, should be added: ageing of elementary schools Present but Understated, and therefore should be expanded upon: water bodies; Present but Overstated, and therefore should be diminished in the attention given: Gurski property; Present but should be eliminated: development of a new Historic District at the Four Corners, which they cited as a "troublesome idea." On this latter topic, the Commission cited the existing text (ref.: Protecting Historic Resources). Chairman Van Hise said the new Historic District is only referred to as a "concept" in the text of the POCD. "This gives us the "widest latitude", according to A. Kerley. Chairman Van Hise then recapped the strategies outlined in the Plan. 2b lists the Board of Selectmen as the Leader of the strategy which reads: "Assemble a study group whose task it is to evaluate the feasibility, desirability and objectives of a second historic district." Chairman Van Hise also pointed out buildings in the existing Historic District that have changed uses over the years, specifically the current Hegarty Realty location in the previous market site; the former library now the location of the Historical Society; and the former Town Hall building most recently housed the former HVCEO. Following a brief discussion on Strategy 2b, the Commission decided to remove "evaluate" and replace with "determine" (the feasibility...). For Strategy 3, the wording should be: "Promote the research needed, and support the application for designation of specimen properties as appropriate with recognition of historic status." Finally, p. 7 of Executive Summary will be revised slightly re: Gurski property.

As the discussion wrapped up, final comments were added from Commissioner D. Frankel who stated that was not in favor of "mixed use" in the Village Center, noting that he does not like people living over stores. A. Kerley clarified that this is more of a zoning issue, adding that most studies show that there has been an "orderly development" of the Four Corners area. He further stated that the hope is that those living in those apartments will eventually, as they go up the economic ladder, find single-family dwellings in the residential section of town. D. Frankel favored apartment-only structures, which other Commissioners pointed out, are available in the Village Center District.

A motion was made by A. Kerley to set a Special Meeting for Thursday, June 25, 2015, to review the final version of the Plan of Conservation and Development that will be prepared by K. Daniel, before it is sent to the State. D. Frankel seconded the motion. During discussion, J. Van Hise noted that he would not be available on that date, nor would Commissioner G. Hunton. Chairman Van Hise reminded the Commission that there needs to be a 4 out of 5 vote of approval since there is a Board of Selectmen objection to the matter of the Second Historic District. K. Daniel reminded them that they needed to do the meeting here in Town Hall. J. Van Hise felt that "this thing is done."

A. Kerley withdrew his motion.

A motion was made by A. Kerley to adopt the Plan of Conservation and Development with the final revisions that were discussed at tonight's meeting. G. Hunton seconded the motion. I. Agard asked when the final would be done and she replied Tuesday. He further asked that the final copy for review not include the maps, since the Commissioners already have them. Motion carried 4-0-1 with D. Frankel abstaining.

b) Mountain Road Hollow #201500415- 36 North Mountain Road: New Affordable Subdivision (Public Hearing Date 07/02/2015 - Public Hearing close date 08/05/2015)

- Letter from Wayne Gravius, Chief, Brookfield Volunteer Fire Company Inc. re: fire suppression requirements. *The Chairman asked that the Land Use Office forward each of the two letters from the Water Source Committee to applicant J. Sivo prior to the next regular meeting.*
- Letter from CCA, LLC re: Adjoining/Abutting Property Owners

Later in the meeting:

A motion was made by A. Kerley to set a Special Meeting for the Site Walk for Mountain Road Hollow Application #201500415, for June 25, 2015 at 6:00 p.m. Motion seconded by G. Hunton and carried unanimously.

The Chairman reminded the Commissioners to bring a set of plans to the Site Walk, and to be sure that someone takes Minutes if there are 3 or more Commissioners present.

c) 256A Whisconier Rd #200700077

No one present. Mrs. Pierpont was the owner when the property was subdivided and put up the bond. A surveyor recently verified the location of the pins and monuments, and that erosion controls were in place. **A motion was made by L. Taylor re: Application #200700077, 256A Whisconier Road, Lot 6: Releasing the full bond in the amount of 1,430.00, leaving a 0 balance. G. Hunton seconded the motion which carried unanimously.**

4) New Business

There was none at this meeting.

5) Minutes of Other Boards & Commissions

Draft Minutes: Zoning Board of Appeals: Regular Meeting 6/1/2015: Business as usual.

Draft Minutes: Inland Wetlands Commission: Regular Meeting 6/8/2015: Business as usual.

Irv Agard noted that there have not been Zoning Minutes in packets for two meetings in a row. There was a 6/11/2015 meeting last week.

6) Correspondence

There was none at this meeting.

7) Informal Discussion

During Informal Discussion, the Commissioners returned to Old Business item 3 b. to formally move to set a Site Walk (see item 3 b.).

8) Tabled Items

There were none at this meeting.

9) Adjourn

A motion to adjourn the meeting at 9:12 p.m. was made by L. Taylor, seconded by G. Hunton and carried unanimously.