

**AGENDA**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, August 21, 2014 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

---

1. **Convene Meeting**
2. **Review Minutes of Previous Meetings: 08/07/14**
3. **Old Business:**
4. **New Business:**
  - a. **893 Federal Road, 891 Federal Road, Still Water Circle (Newbury Village) #201400705: Design Review for 9 additional townhouses for Newbury Village PARC Development (all documentation and information #1-4 on cart)**
    1. **Letter from S. Sullivan of CCA, LLC to the Brookfield Planning Commission dated 08/07/14 Re: Newbury Village, Still Water Circle**
    2. **Development Report for Newbury Village prepared by CCA, LLC dated 08/05/14, containing the following documentation:**
      - **Application for Special Permit – Design Review**
      - **Property Owners Newbury Village**
      - **Design Review Approval Checklist**
      - **Application for Natural Resources Removal**
      - **Adjoining Property Owners Newbury Village**
      - **General Description**
      - **Letter from M. Klein of the Environmental Planning Services, LLC to S. Sullivan dated 06/30/14 Re: 883-891 Federal Road**
      - **Plan showing 883 Federal Road, area to be studied**
      - **Proposed Site Improvements Bonding Cost Estimate dated 08/05/14**
      - **Product Details Information Hydraflow Storm Sewers Plan dated 08/03/14**
      - **Storm Sewer Summary Report dated 08/03/14**
      - **Storm Sewer Tabulation dated 08/03/14**
      - **Sheet DA1 – Yard Drain Drainage Areas dated 07/23/14; revised through 08/05/14**
    3. **Plans prepared by CCA, LLC received on 08/07/14:**
      - **Cover Sheet – Revised Site Development Plans Additional Townhouse Units dated 07/10/14; revised through 08/05/14**
      - **Sheet N1 – General Legend, Notes and Abbreviations dated June 2012**
      - **Sheet 1 of 1 – Perimeter Survey dated 08/05/14**
      - **Sheet C1 – Existing Conditions Plan dated 07/10/14**
      - **Sheet C2 – Layout & Materials Plan dated 07/10/14; revised through 08/05/14**
      - **Sheet C3 – Grading & Drainage Plan dated 07/10/14; revised through 08/05/14**
      - **Sheet C4 – Utilities Plan dated 07/10/14; revised through 08/05/14**
      - **Sheet C5 – Landscape Plan dated 07/10/14; revised through 08/05/14**

- Sheet C6 – Notes & Details dated 07/10/14; revised through 08/05/14
  - Sheet C7 – Notes & Details dated 07/10/14; revised through 08/05/14
  - Sheet C8 – Notes & Details dated 07/10/14; revised through 08/05/14
  - Sheet C9 – Notes & Details dated 07/10/14; revised through 08/05/14
  - Sheet E1 – Sedimentation & Erosion Control Plan dated 12/07/05
4. Plans prepared by The Sullivan Architectural Group received in the Land Use Office on 08/07/14:
- Sheet A-100 – Foundation Plan dated 05/15/14
  - Sheet A-101 – First Floor Plan dated 04/07/14
  - Sheet A-102 – Second Floor Plan dated 04/07/14
  - Sheet A-103 – Roof Plan dated 04/07/14
  - Sheet A-200 – Elevations dated 08/06/14
  - Sheet A-201 – Elevations dated 08/06/14
- b. **854 Federal Road, 105 Laurel Hill Road & 105A Laurel Hill Road #201400747: Lot Line Revision**
1. Documents received in the Land Use Office on 08/15/14:
- Certificate of Title: 854 Federal Road
  - Certificate of Title: 105 Laurel Hill Road
  - Certificate of Title: 105A Laurel Hill Road
  - Schedule C Legal Description: 854 Federal Road
  - Schedule C Legal Description: 105 Laurel Hill Road
  - Schedule C Legal Description: 105A Laurel Hill Road
2. Sheet 1 of 1 – Property Survey showing Lot Line Revision 854 Federal Plaza prepared by CCA, LLC dated 04/25/14
5. **Minutes of Other Boards & Commissions:** 08/11/14 Inland Wetlands; 08/14/14 Zoning
6. **Correspondence:**
- a.
7. **Informal Discussion:**
- a. Plan of Conservation and Development
1. POCD Completion Plan (to be emailed prior to meeting)
  2. Milone & MacBroom Transportation Plan/Study for lower Route 202
- b. Training workshop opportunities
8. **Tabled Items:**
9. **Adjourn:**

**\*\*NOTE: ANY OLD BUSINESS /NEW BUSINESS NOT COVERED PRIOR TO THE START OF THE PUBLIC HEARING(S) WILL BE UNDERTAKEN AFTER SAID HEARING(S)\***

**\*\*\*Next Regular Meeting Scheduled for September 4, 2014\*\*\***