

**APPROVED Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, October 17, 2013 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting:** Chairman Van Hise convened the meeting at 7:34 p.m. and established a quorum of members: Chairman J. Van Hise; Vice Chairman A. Kerley; Regular member P. Conlon. Also present: J, Llewellyn, Recording Secretary.

Absent: D. Frankel, Secretary; L. Taylor, Regular member.

2. **Review Minutes of Previous Meetings: 10/03/13:** A motion was made by A. Kerley to accept the Minutes of the Planning Commission meeting of October 3, 2013, as amended. P. Conlon seconded the motion which carried unanimously.

*Amendment: p. 1 Item 5: Specify that the Library cottage minimum bid price was set.*

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

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

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

- **10/07/13 Inland Wetlands:** Whispering Glen matter of drainage calculations also getting this Commission's interest; 540 Federal Road, a project the Planning Commission had approved in the past, just increased its number of visitor parking spaces; discussion of 26 Deerfield Road: property owner requesting a synthetic putting green (not yet approved);
- **10/07/13 Zoning Board of Appeals:** R. Baiad's former gas station on Candlewood Lake Road: lengthy discussion and neighbor concerns;
- **10/10/13 Zoning:** Discussion of masseuse operating on Laurel Hill Road; BJ's Wholesalers going forward with their liquor business; long discussion on design guidelines for Town Center District.

Minutes also added:

- **Board of Selectmen's meeting 10/7/2013:** There has been an alternate, Geoff Hunton, appointed to this Commission. Looking forward to having him joining the Commission.

6. **Correspondence:** There was none at this meeting.

7. **Informal Discussion:**

a. **Plan of Conservation and Development:** Due to the fact that few members are present, there was no additional discussion. The Chairman complemented what K. Daniel had presented at the last meeting, calling it "excellent." A. Kerley noted that there is not a great differential between family size in apartments and family size in single-family homes. Chairman Van Hise said he would like to look at the last Plan of Conservation and Development before addressing some of K. Daniel's questions. The survey results were noted: A total of 85% rated quality of life in Brookfield as "good" or "excellent" per the survey. The Commission felt this was "great data" and included a lot of positive items about the town.

8. **Tabled Items:**

- a. **101 Obtuse Hill Road #201200961: Bond Release Request - \$60,339** *(Peter Young, representative for Finmark Custom Homes, LLC has requested that this item be tabled to the November 7, 2013 Planning Commission meeting.)* **This will be discussed at the next meeting.**
  
9. **Adjourn:** A motion was made by P. Conlon to adjourn the meeting at 7:52 p.m. A. Kerley seconded the motion which carried unanimously.

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**J. Van Hise, Chairman**