

Regular Planning Commission Meeting
MINUTES
7:30 PM Thursday, May 21, 2015
Room 133

1) Convene Meeting

Chairman J. Van Hise convened the meeting at 7:30 and established a quorum of members: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular member L. Taylor, and Alternate Irv Agard.* (Regular member G. Hunton arrived at 7:37 p.m.) . Also present: Town Director of Public Works R. Tedesco and Recording Secretary J. Llewellyn.

*Irv Agard was appointed a voting member until the arrival of G. Hunton.

Absent: Alternate G. Blass

2) Review Minutes of Previous Meeting

[Planning Commission 05/07/2015](#): A motion to accept the Planning Commission Minutes of May 7, 2015, as submitted was made by A. Kerley, seconded by D. Frankel, and carried 4-0-1 with L. Taylor abstaining: not present at this meeting.

3) Old Business

There was none at this meeting.

4) New Business

[no item]

5) Mountain Road Hollow #201500415 - 36 North Mountain Road: New Affordable Subdivision

- Application
- Project Report dated 05/18/2015
- Letter to Applicant from IWC re: Approval with Stipulations dated 01/07/2015
- Letter from Roy Shook Associates re: Wetland Delineation dated 05/08/2014
- Existing Conditions Plan Mountain Road Hollow Affordable Subdivision dated 05/06/2014
- Drainage Report for Mountain Road Hollow dated 07/10/2015 (hard copy on cart)
- Sheet DA1 CB Drainage Area Map - 36 North Mountain Road, Mountain Road Hollow dated 08/28/2014
- Sheet DA1 Drainage Area Map - 36 North Mountain Road, Mountain Road Hollow dated 08/28/2014
- Sheet N1 General Legend, Notes and Abbreviations dated 07/10/2014
- Sheet N2 Adjoiners/Area Map - Mountain Road Hollow dated 05/18/2015
- Sheet 1 of 1 Town of Brookfield Final Subdivision Map - Mountain Hollow Road, Affordable Subdivision, Planning Submission dated 05/18/2015
- Sheet EC1 Existing Conditions Plan - Mountain Road Hollow, Affordable Subdivision, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet C1 Site Layout Plan - Mountain Road Hollow, Affordable Subdivision, 36 North Mountain Road dated 07/10/2014
- Sheet C2 Grading and Utility Plan - Mountain Road Hollow, Affordable Subdivision, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet C3 Detention Basin Planting - Mountain Road Hollow, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet C4 Plan and Profile - Mountain Road Hollow, Affordable Subdivision, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet C5 Erosion and Sediment Control Plan - Mountain Hollow Road, Affordable Subdivision, 36 Mountain Road, Planning Submission dated 05/18/2015
- Sheet D1 Notes and Details, Mountain Road Hollow, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet D2 Notes and Details, Mountain Road Hollow, 36 North Mountain Road, Planning Submission dated 05/18/2015
- Sheet E1 Sedimentation and Erosion Control Plan dated 07/10/2014

Present was Attorney P. Scalzo, and developers J. and D. Sivo. Attorney Scalzo outlined this application, which he called “unique”, and detailed the Connecticut Affordable Housing Statute (8-30G). Three copies of the Affordable Plan were submitted for the record. Attorney Scalzo further explained that a “substantial” amount of open space has already been given to the Town, and that the 2006 approval of 24-27 Carmen Hill Road (application #200500619) included a stipulation (#4) which states that “if 36 N. Mountain Road comes back before this Commission as a subdivision, that the open space has already been given for this project from 36 N. Mountain Road.” (Source: 5-11-06 outline of Planning Commission approval on

5/4/06). He further stated that four of the lots from this subdivision would be set aside as “affordable”, two at 60% of State median income and two at 80% of the State median income. The Sivos asked for clarification on the Commission’s required size of a cul-de-sac which needs to have a turn-around with a diameter of 120 feet if the road length is over 1,000 feet. The Road Ordinance, however, states that its requirement is 100 feet. R. Tedesco, Town Director of Public Works, said he would prefer the 120 feet, and refers back to the Commission’s Regulations. Another question raised by the Sivos had to do with fire suppression. Regulation 234-402(9) states “for subdivisions/resubdivisions of eleven (11) lots or more, one additional 30,000 gallon tank should be required for every ten (10) lots, or part thereof.” They asked what “part thereof” referred to: did it mean a part of the size of the additional fire tank in proportion to the number of additional lots? At the present time, the subdivision has three 12,700 gallon tanks proposed. The Chairman stated that he prefers that this matter be addressed by the Fire Marshal. (See memo request later in this discussion). This application has received Wetlands approval. **A motion was made by A. Kerley to take Application #201500415, 36 N. Mountain Road: Mountain Road Hollow, in for review. D. Frankel seconded the motion which carried unanimously.**

A motion was made by L. Taylor to set a Public Hearing for Application #201500415, 36 N. Mountain Road: Mountain Road Hollow, for Thursday, July 2nd at 7:45 p.m. Motion seconded by G. Hunton and carried unanimously.

The Commission set a Site Walk for June 25, 2015, at 6:00 p.m. Mr. Sivo would have a parking area cleared for Commissioners to park.

A motion was made by A. Kerley to send a memo to the Fire Marshal regarding Application #201500415, 36 N. Mountain Road: Mountain Road Hollow, a 12-lot subdivision which currently has on its plans, fire suppression tanks amounting to a total of 38,100 gallons. The Planning Commission requests clarification if this is sufficient since this is a 12-lot subdivision. If it is not, what would be an adequate amount for fire suppression for this size subdivision? Please respond prior to the Public Hearing on July 2, 2015. The motion was seconded by D. Frankel and carried unanimously.

A. Kerley will do the checklist on this subdivision. G. Hunton offered to assist. (Commissioner Kerley was given a hard copy of the checklist: it was the last one in the file on the cart).

6) 874 Federal Road #201500322 - Proposed Zone Change

- Memo from Zoning Commission outlining Proposed Zone Change
- Application
- Memorandum to Zoning Commission re: Application for Incentive Housing Overlay Zone - Perimeter Sub-Zone
- Adjoining Property Owners Prepared for 874 Federal Road
- Attachment A - Existing Zoning Map
- Attachment B - Proposed Zone Change TCD to IHZ Perimeter Sub-Zone by Contracting Advisors
- Sheet 1 of 1 - Compilation Plan Showing Proposed Zone Change Prepared for The Enclave at Brookfield Center, 874 Federal Road, Brookfield, CT

Present was Attorney P. Scalzo for the applicant. Attorney Scalzo noted that this lot is the former Peter’s Imports location, and the proposal asks for the Zone to be changed from the Town Center District to the Incentive Housing District Overlay Perimeter Sub-zone, which would allow the applicant to do a totally residential project. He added that the developer plans to purchase the parcel adjacent to this one as well. That parcel is currently in the Central Core Sub-zone. At this point, the plan is for a part residential and part commercial development over the two lots, with the residential portion (one- and two-bedroom rental units), on this lot. The Commissioners expressed concern over how much residential development is now proposed for the Four Corners area and would prefer that this lot be a Central Core, not a Perimeter Sub-zone, and that the development be commercial in front and residential attached. A motion was made by D. Frankel that regarding Application #201500322: 874 Federal Road Proposed Zone Change, that a memo be sent to the Zoning Commission stating that the Planning Commission met with the attorney for the applicant and the Planning Commission feels that the change should be from the Town Center District to an Incentive Housing District *Central Core* Subzone. Motion seconded by G. Hunton and carried unanimously.

7) Minutes of Other Boards & Commissions

The Commission briefly reviewed each of the Minutes listed below, noting that the topics discussed were mostly "business as usual:"

- [Board of Selectmen Regular Meeting 05/04/2015](#)
- [Board of Selectmen Special Meeting 05/11/2015](#)
- [Inland Wetlands Commission Regular Meeting 05/11/2015](#)
- [Zoning Board of Appeals Regular Meeting 05/04/2015](#)

8) Correspondence

There was none at this meeting.

9) Informal Discussion

[no item]

a) Plan of Conservation and Development

When asked about a format to be followed at the upcoming public hearing, Chairman Van Hise said that the Commission would review the major sections of the plan section by section, beginning with the Executive Summary and go in order through the Table of Contents

Memo to Commission from Board of Selectmen re: POCD:

1. Chairman Van Hise said he'd prefer to take this up as part of the public comment to be discussed at the upcoming Plan of Conservation and Development Public Hearing, scheduled for June 4, 2015. However, the comments in the memo's content left the Commissioners with some questions of clarification. As a result, Chairman Van Hise asked that a memo be sent to the First Selectman from the Planning Commission stating that the Commission appreciates the comments in the aforementioned memo, and will take these under advisement. However, the Commission requests further clarification on what the Selectmen's basis was for its objection to a Historic District at the Four Corners, as indicated by its comment that it would "not approve" a move to create another historic district. The Commission would like to understand why, since some of the townspeople had given input supporting this idea. The Commission would like to have the Selectmen's rationale prior to completing the Plan of Conservation and Development. (*No motion made*).

10) Tabled Items

There were none at this meeting.

11) Adjourn

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

***** Next Regular Meeting Scheduled for June 4, 2015 *****