

**REVISED AGENDA
BROOKFIELD PLANNING COMMISSION
THURSDAY, August 16, 2012 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

1. **Convene Meeting**
2. **Review Minutes of Previous Meetings: 08/02/12**
3. **Old Business:**
 - a. **Update of the Plan of Conservation & Development – Four Corners Revitalization Plan Incorporation (Public Hearing scheduled for September 6, 2012 at 7:45 PM)**
4. **New Business:**
 - a. **52 Obtuse Road South #201200701: Two-lot re-subdivision – “Ferry Farm”**
(dec date 10/20/12)
 1. **Brookfield Planning Commission Subdivision Checklist**
 2. **Letter from P. Szymanski, P.E. of Arthur H. Howland & Associates, P.C. to J. Van Hise and the Brookfield Planning Commission dated 07/16/12 Re: Site Suitability for Subdivision, Ferry Family Living Trust**
 3. **Letter from M.R. Chase dated 07/16/12**
 4. **Subdivision Bonding Estimate Form**
 5. **Current Abutters List within 100 feet**
 6. **Copies of Legal Land Record Documents received in the Land Use Office on 08/07/12:**
 - **Quit Claim Deed – Non-Survivorship**
 - **Affidavit pursuant to C.G.S. Section 47-12A**
 - **Certificate of Trust**
 - **Statutory Form Quit Claim Deed**
 7. **Site Development Plans for Proposed Subdivision of Property at 52 Obtuse Road South received in the Land Use Office on 08/07/12:**
 - **Sheet C.1 – Cover Sheet prepared by Arthur H. Howland & Associates, P.C. dated 07/31/12**
 - **Existing Conditions Survey Map prepared by PAH, Inc. dated 05/30/12**
 - **Subdivision Map prepared by PAH, Inc. dated 08/02/12**
 - **Sheet SD.1 – Subdivision Site Development Plan prepared by Arthur H. Howland & Associates, P.C. dated 07/31/12**
 - **Sheet SD.2 – Lot 2 Site Development Plan prepared by Arthur H. Howland & Associates, P.C. dated 07/31/12**
 - **Sheet SES.1 – Proposed Sedimentation & Erosion Control Details prepared by Arthur H. Howland & Associates, P.C. dated 07/31/12**
 - **Sheet AREA – 1,000 Foot Area Map prepared by Arthur H. Howland & Associates, P.C. dated 07/31/12**
 - b. **56 Del Mar Drive #201200713: 8-24 Referral – Sub-Surface Pump Station**
(dec date 10/20/12)
 1. **Memo from K. McPadden to the Planning Commission dated 08/13/12 Re: 8-24 Referral**
 2. **Plans received in the Land Use Office on 08/13/12:**
 - **Sheet No. 1 of 13 – Title Survey & Vicinity Map prepared by Birdsall Services Group dated 06/04/12**

- Sheet No. 2 of 13 – Existing Condition and Demolition Plan prepared by Birdsall Services Group dated 02/22/12
- Sheet No. 6 of 13 – Pump Station Site Layout, Grading and Sections prepared by Birdsall Services Group dated 06/04/12

5. **Minutes of Other Boards & Commissions:** 07/26/12 Zoning; 08/06/12 Zoning Board of Appeals

6. **Correspondence:**

- a. Iroquois Report Summer Issue dated August 2012
- b. Memo from the Zoning Commission to the Planning Commission dated 08/06/12 Re: Proposed Zoning Regulation Change
 - Zone Change Application #201200678
 - Zone Change Application #201200679
- c. Memo from the Zoning Commission to the Planning Commission dated 08/13/12 Re: 40 & 64 Laurel Hill Road – Incentive Housing Development (Plans and application materials listed below are on cart.)
 1. Plans received in the Land Use Office on 08/02/12:
 - Sheet C1 – Layout and Materials Plan prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet C2 – Grading and Drainage Plan prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet C3 – Utilities Plan prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet C4 – Landscape Plan prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet C4a – Landscape Plan Enlargement prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet C4b – Landscape Plan Enlargement prepared by CCA, LLC dated 06/06/12; revised through 08/02/12
 - Sheet A1.0 – Typical Townhouse Plans prepared by LaFreniere Architects dated 07/12/12
 - Sheet A2.0 – Typical Townhouse Elevations prepared by LaFreniere Architects dated 07/12/12
 - Sheet A3.0 – Roof Plan/Exterior Details prepared by LaFreniere Architects dated 07/12/12
 2. Laurel Hill Townhomes Proposed Incentive Housing Development plans received in the Land Use Office on 07/19/12:
 - Cover Sheet – Laurel Hill Townhomes Proposed Incentive Housing Development prepared by CCA, LLC dated 06/20/12
 - Sheet N1 – General Legend, Notes and Abbreviations prepared by CCA, LLC dated 06/12
 - Sheet 1 of 1 – Boundary Survey prepared by CCA, LLC dated 05/10/12
 - Sheet 1 of 1 – Existing Conditions Plan prepared by CCA, LLC dated 06/06/12
 - Sheet C1 – Layout and Materials Plan prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C2 – Grading and Drainage Plan prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C3 – Utilities Plan prepared by CCA, LLC dated 06/06/12; revised through 07/19/12

- Sheet C4 – Erosion Control Plan prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C5 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C6 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C7 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet C8 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised through 07/19/12
 - Sheet E1 – Sedimentation and Erosion Control Plan prepared by CCA, LLC dated 12/07/05
3. Letter from A. Adams to W. Mercer dated 07/19/12 Re: Laurel Hill Townhomes Incentive Housing Development 57 Laurel Hill Road
 4. Development Report for Laurel Hill Townhomes prepared by CCA, LLC dated 06/20/12; revised through 07/05/12
 5. Plans received in the Land Use Office on 07/19/12:
 - Sheet DA1 – Pre-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12; revised through 07/02/12
 - Sheet DA2 – Post-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12; revised through 07/02/12
 - Sheet DA3 – Catch Basin Drainage Area Map prepared by CCA, LLC dated 06/06/12; revised through 07/02/12
 6. Incentive Housing Restriction received in the Land Use Office on 07/19/12

7. **Informal Discussion:**

- a. Main Street Investment Fund Grant application – Katherine Daniel, Community Development Director

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 6, 2012******