

*Amended Minutes*  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, November 6, 2014 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting** : Chairman J. Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular Members L. Taylor and G. Hunton; Alternates I. Agard and G. Blass. Also present: K. Daniel, Community Development Director Town Director of Public Works, R. Tedesco; and J. Llewellyn, Recording Secretary.
2. **Review Minutes of Previous Meetings: 10/16/14**: After a review of the Minutes, a **motion was made by A. Kerley to approve the Minutes of October 16, 2014, as presented. The motion was seconded by G. Hunton and carried unanimously.**
3. **Old Business**: There was none at this meeting.
4. **New Business**:
  - a. **Proposed Zoning Regulation Change Application #201400956: Section 242-404K (7)(b)[1] – Incentive Housing Permitted Uses**
    1. **Memo from the Zoning Commission to the Planning Commission dated 10/15/14**

The Commission reviewed the proposed Zoning Regulation change and conducted a brief discussion of each of the components. I. Agard and A. Kerley wanted clarification on the definition of “ground floor” vs. “first floor”, i.e., if the proposed regulation was treating this as one and the same, or following the European definition. D. Frankel wanted clarification of the rationale behind the proposed change, and the Chairman pointed out that there was an explanation on p. 2. I. Agard asked about the restriction on residential use on the first floor of properties with frontage on a public road. K. Daniel was able to explain the proposal more thoroughly to make it clear. **A motion was made by B. Hunton to send a memo to the Zoning Commission stating that the Planning Commission looks favorably in an advisory capacity on the proposed Zoning regulation change, asking only for clarification on what the Commission means by “ground floor” and “first floor.” A. Kerley seconded the motion which carried 4-0-1 with D. Frankel abstaining.**

- b. **101 Obtuse Hill Road #201200961: Whispering Glen Section Two – Request for Bond Release – \$130,624.00**

*Present was P. Young and D. Green, of Finmark Homes.* The applicant was seeking a second bond release in the amount of \$130,624.00, but per a memo from Town Engineer R. Tedesco, the recommendation is a release instead of \$94,776.00. The remaining bond would include \$10,000 for pins and monuments; \$5,125 for erosion controls; \$7,464 for topsoil and seed; \$10,000 for roads and \$3,259 as the 10% contingency. This remaining bond totals \$35,848.00.

Mr. Young had asked if the Commission would consider a condition for a C.O. that the pins and monuments be placed after the home is built, but Chairman Van Hise said that the Commission has to abide by its regulations. **A motion was made by A. Kerley, for Application #201200961, having heard from the Town Engineer, R. Tedesco, to recommend a second bond release in the amount of \$94, 776.00, leaving a remaining bond in the amount of \$35,848.00. D. Frankel seconded the motion which was subsequently amended by the Chairman that this information be sent as a memo to the Board of Selectmen. The motion and the amendment carried unanimously.**

A motion was made by Dave Frankel to amend the agenda to go to item 7, Informal Discussion, seconded by G. Hunton and carried unanimously.

7. **Informal Discussion:**

a. **Plan of Conservation and Development**

1. **Bike Friendly Communities Presentation by Dave and Marti Fine Present was D. Fine.** Mr. Fine, a bicycle enthusiast, gave a PowerPoint presentation which included the positives of biking and bike trails in Brookfield. The slide, depicting a “Bicycle Friendly America,” featured initiatives from this organization which is encouraging towns across the country to become “bicycle friendly” through education, engineering, encouragement, enforcement and evaluation. He supports the idea of “finding a way to get it done” for the benefit of everyone in Town. Later in the meeting, I. Agard asked where a proposal such as this should go for some kind of decision making in the Town. It was suggested it be shown to Town Department Heads at a meeting where they are all gathered. In addition, when asked by K. Daniel if Malone and MacBroome should incorporate plans for cyclists into the Route 202 Plan, the Commission’s response was, “Yes.”

2. **Update on Recreational Facilities by Dennis DiPinto:** Parks and Recreation Director Dennis DiPinto outlined some of the larger proposed initiatives which his department hopes to undertake in the next 10-12 years. These include, but are not limited to, the following:

- Plans for field replacements/upgrades
- BHS will need new lighting on stadium field (\$300K)
- Complete renovation of tennis courts
- Replacement of the BHS turf field
- Cadigan Field lighting project
- Proposed Field House
- Recrowning of grass fields
- Splash pad at Town Park
- Development of underutilized Town property
- BHS facilities (such as restrooms and locker rooms)
- Grounds Department facility presently at BHS will need to be replaced

Mr. DiPinto also gave a brief overview of the history of the Still River Greenway, which began with the vision of Mr. Harris back in the 1960’s. Since 1996, a group here in Town has been working on the Still River Greenway, raising funds and presently having parking facilities, and accessibility for the public, including wheelchair/stroller access. The trail, however, still needs to be completed. A Brookfield resident gave support for this project, stating that she appreciates having a place to take her husband, who is in a wheelchair, and encouraged the project to continue on behalf of all Town residents.

3. **Route 202 Study** These photos were given to the Commission for information only.

- **Kick-Off Meeting Memo**
- **Draft Plans**

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

- **10/23/14 Aquifer Protection Agency: this Agency is finally getting off the ground;**
- **Zoning Commission 10/9/14: Office Max may be closing; Michael's and CVS may be expanding and sharing this space; if CVS gets the corner location, it may seek a drive-thru pharmacy; request to the Zoning Commission for a boxing ring business on Candlewood Lake Road;**
- **Zoning Commission 10/23/14: Green Acres seeking architectural modifications to their plan: they will have a public hearing;**
- **Inland Wetlands 10/27/2014: N. Mountain Road application still on the agenda.**
- **Zoning Board of Appeals: 11/3/2014: Business as usual.**

6. **Correspondence:**

- a. **Still River Watershed Summit Information: Wednesday, November 12<sup>th</sup>:**  
Commissioners are invited.
- b. **Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Fall 2014 Volume XVIII, Issue 4**

8. **Tabled Items:** There were none at this meeting.

9. **Adjourn:** A motion was made by A. Kerley to adjourn the meeting at 8:59 p.m. G. Hunton seconded the motion which carried unanimously.

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J. Van Hise, Chairman