



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
REGULAR MEETING MINUTES
NOVEMBER 3, 2010
Clifford B. Green Memorial Center
69 South Main Street
7:00 p.m.**

OFFICE OF SELECTMEN
TELEPHONE: 779-3411

TOWN CLERK
TELEPHONE: 774-9543

ASSESSOR
TELEPHONE: 774-5611

TAX COLLECTOR
TELEPHONE: 774-4072

JUDGE OF PROBATE
TELEPHONE: 774-5973

I. Call to Order: The meeting was called to order at 7:02 p.m.

II. Roll Call: Barbara Repko, Don Francis, Tom Doherty, David Fuss, Deane Rettig, Carlene Kelleher, Paul Camara, Craig Dunlop and Al Sandholm.

Absent: Henry Moses with notice.

Staff Present: James Larkin, NECCOG Planner, Chuck Dobrowski, ZEO and Audrey Cross Lussier, Secretary.

Also Present: Jeff Rawson, Allan Rawson, Bob Messier, Terry Chambers and public in attendance.

III. Seating of Alternates: None.

IV. Adoption of Minutes:

1. Regular Meeting Minutes October 6, 2010. A motion was made by David Fuss to approve the regular meeting minutes of October 6, 2010. Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

2. Special Meeting Minutes October 20, 2010. A motion was made by Tom Doherty to approve the special meeting minutes of October 20, 2010 as presented. Deane Rettig seconds this motion. Discussion on the motion.

Deane Rettig requests the following motion on page 3 the fourth paragraph be changed to: "a motion was made in accordance with 3.4.8.5 and Site Changes that we approve a waiver."

Jim Larkin requests the following be changed on page 2 the fifth paragraph from the bottom to: "Mr. Pauley did not review the original plan."

All in favor. The motion passes unanimously with stated corrections.

RECEIVED
TOWN CLERK'S OFFICE
2010 NOV 10 P 4:43
RECORDED VOL. PAGE 10
Deane A. Mainelli
TOWN CLERK BROOKLYN CT

V. Reading of Legal Notice: Al Sandholm read the legal notice for the record.

VI . Public Hearings

VII. Continued Public Hearings: None.

VIII. New Public Hearings:

1. SPG-001 Rawson Materials/River Junction Estates, LLC, Rukstela Road, Map 30, Lots 15, 16, 17, 18 and 12A Gravel Removal and Relocate Soil Screener; Rock Crusher; Refueling Pad; Access Way; Temporary Bridge Crossing (if required).

Bob Messier of Messier and Associates represents application SPG10-001 for Jeff Rawson and Allan Rawson. Mr. Messier submits revised plans which reflect changes requested by the Inland Wetlands Commission. The property is approximately 250 acres that borders west of Christian Hill Road and Blackwell's Brook. There are currently two gravel removal applications; one that is ongoing. The applicant is looking for two modifications creating two five acre ponds to be dug down 30 feet which is in the same area previously approved for gravel removal. The second modification would be to move the equipment in a north westerly direction which abuts the Transfer Station.

Mr. Messier stated a 25 foot buffer would be created along the property line to keep a distance away from the Transfer Station. The processing was moved more east as requested by the Wetlands Commission. The site is approximately 3,600 feet away from Almada Drive and 5,600 feet away from Christian Hill Road. The site would be lowered 8 to 10 feet to alleviate noise concerns. Rawson Materials will work in harmony with the Transfer Station not to conflict with their operating hours. Rawson Materials has offered to upgrade the Transfer Station scale and place a new trailer aside the existing Transfer Station Scale House. A portable bridge will be constructed; once the operation is completed in approximately 15-20 years the bridge will be removed and the soil will be restored.

Mr. Messier discussed the approval which was granted from the State of Connecticut DOT to construct a "T intersection" at the end of Beecher Road which would eliminate the current "Y intersection." Discussion held.

Mr. Messier stated that the Brooklyn Resource Recovery Authority has endorsed the plan with utilizing the facility. Upon completion the intent is to take a 14.3 acre parcel of land known as "D1" which would be merged with the Town's Transfer Station.

Tom Doherty asked Mr. Messier how close is the proposed project to the sealed landfill. Mr. Messier demonstrated this to Mr. Doherty on the site plan; Mr. Messier stated they will not be touching the sealed landfill at all. Discussion held.

Deane Rettig commented on how far away the ponds are from residential roads and the years of operation on the application. Discussion held.

Tom Doherty asked Mr. Messier if testing on the Blackwell's Brook will be done and protected. Mr. Messier stated yes. Discussion held.

Mr. Messier stated he is expecting the Inland Wetlands Approval at the November meeting.

Don Francis questions that with a proposal of this size should the commission look at some type of support services from an engineering firm. Discussion held with regards to Syl Pauley, NECCOG Regional Engineer's availability. Austin Tanner feels that the availability of Syl Pauley would be better at this time of year.

Mike Barry, Chairman of the Brooklyn Resource Recovery Authority spoke on behalf of the endorsed project. Mr. Barry commented that the Authority has always had a good relationship with Rawson Materials; they take care of the road and maintain it well and have been true to their word; the scale is in need of refurbishing, Rawson Materials has offered to repair the scale; and lastly the 14 acres that will be transferred to the Town in approximately 20 years would be a nice use for a future recreation area.

Jeff Rawson, Rawson Materials stated that a portable trailer would be placed on the side of the Transfer Station Scale House which would be electrically wired, a splitter would be installed so the display for the weight would be in the portable trailer as well as the Scale House as to maintain anonymity.

A motion was made by Deane Rettig to continue the public hearing on SPG10-001 to December 1, 2010. David Fuss seconds this motion. No discussion held. All in favor. The motion passes unanimously.

Al Sandholm asked Chairman Kelleher if the application will be sent to Syl Pauley, Regional Engineer for his review. Chairman Kelleher stated yes.

Don Francis discussed the "T intersection" at the end of Beecher Road and the truck traffic.

2. SP10-008 James and Suzanne Combs, 112 Fairgrounds Road, Map 24, Lot 61-3, VCD Zone, Construction of a Garage 28 x 52.

Chuck Dobrowski stated there has been one change made to the application with regards to the size of the garage which will now be 28 x 48.

James Combs, resident at 112 Fairgrounds Road represents application SP10-008. Mr. Combs would like to construct a 28 x 48 garage to use as storage for an old car collection. Mr. Combs stated that this will match the house and make the yard look nice as well as a nice addition to the neighborhood.

Dave Fuss asked Mr. Combs for a landmark reference of the property. Mr. Combs stated that it is at the end of Tatnic Road about the third house from the end on the right hand side.

The home was built in 2005. Mr. Fuss asked if the building would be visible from the road. Mr. Combs stated yes it will be.

Chairman Kelleher asked Mr. Combs for a description of the building materials. Mr. Combs stated that it will be wood post and beam construction with a peak roof; the siding will match that of the house. Al Sandholm commented that it looks like a building from the Sigfridson brochure. Mr. Dobrowski stated that construction details as well as the elevations are available in the file for review by the commission. Commission members reviewed the plans.

Tom Doherty asked if this would be a concrete slab construction. Mr. Combs stated yes.

Al Sandholm asked if Mr. Dobrowski has reviewed the application and does it meet the specified setbacks. Mr. Dobrowski stated that there are building lines on the site plan. Commission members reviewed the site plan.

Al Sandholm asked for clarification on the front property line. Mr. Combs stated that the corner of the garage is 3 feet behind the house and adheres to the front yard setback. Discussion held.

Craig Dunlop asked where the septic system is located. Mr. Combs stated they have city sewer.

Tom Doherty commented that the materials list states that it is vinyl siding not wood. Mr. Combs stated that the house has vinyl siding and the same will be used on the garage. Al Sandholm asked if the stipulation was asked to eliminate the vinyl siding and request natural wood siding on the garage how acceptable would this be to the property owner. Mr. Combs stated if this is what the commission requests than he would comply, however, he would prefer to have the maintenance free vinyl siding. Tom Doherty stated that the VCD does not prohibit vinyl siding only on a historic site. Discussion held.

Chairman Kelleher asked if there was any public commentary. None was given.

A motion was made by Don Francis to close the public hearing on SP10-009. Tom Doherty seconds this motion. Discussion held on the motion.

Jim Larkin commented that he wanted to make the Commission aware that although the wetlands is in the rear of the property, the wetlands buffer is 100 feet so it is within the upland review area. Mr. Larkin is not sure the Commission can act upon this without having an agent approval or approval from the Wetlands Commission. Mr. Dobrowski stated he will be attending the Wetlands meeting next week and will ask for the Commission to grant an agent approval. Discussion held.

Vote was taken on closing the public hearing: In favor of Carlene Kelleher, Al Sandholm, Tom Doherty, Dave Fuss, Don Francis, Barbara Repko and Paul Camara. Opposed Deane Rettig and Craig Dunlop. The motion passes.

Public Hearing Section Closes

Meeting Business Proceeds

IX. Unfinished Business:

1. SPG-001 Rawson Materials/River Junction Estates, LLC, Rukstela Road, Map 30, Lots 15, 16, 17, 18 and 12A Gravel Removal and Relocate Soil Screener; Rock Crusher; Refueling Pad; Access Way; Temporary Bridge Crossing (if required).

A motion was previously made to continue the public hearing on December 1, 2010.

2. SP10-008 James and Suzanne Combs, 112 Fairgrounds Road, Map 24, Lot 61-3, VCD Zone, Construction of a Garage 28 x 52.

A motion was made by Tom Doherty to approve application SP10-008 conditioned upon wetlands agent approval if necessary. Dave Fuss seconds this motion. Discussion held on the motion. The motion fails.

A motion was made by Don Francis to reconsider the motion to close the public hearing on application SP10-008. Deane Rettig seconds this motion. Discussion held on the motion. Deane Rettig commented that it makes sense to continue the public hearing rather than close it to allow time for IWWC to make a decision so that the P and Z Commission can legitimately make a decision after IWWC makes theirs.

Vote was taken to reconsider closing the public hearing on application SP10-008: In favor Carlene Kelleher, Al Sandholm, Don Francis, Barbara Repko, Deane Rettig, Craig Dunlop. Opposed Tom Doherty, Paul Camara and Dave Fuss. The motion passes.

A motion was made by Deane Rettig to continue the public hearing on application SP10-008 to the special meeting November 18, 2010. Craig Dunlop seconds the motion. Discussion held on the motion.

Vote was taken to continue the public hearing on application SP10-008: In favor Deane Rettig, Craig Dunlop, Al Sandholm, Don Francis, Barbara Repko, Carlene Kelleher and Paul Camara. Opposed David Fuss. Abstains Tom Doherty. The motion passes.

3. Modification of SP10-006, Courtesy Ford, 455 Providence Road, Map 41, Lot 114, PC Zone, Automobile Sales display area expansion and storm drainage improvements (continued from October 20, 2010).

Al Sandholm recuses himself as he is an abutter.

Terry Chambers from KWP Associates represents application SP10-006 Courtesy Ford. Mr. Chambers recapped for the Commission the four changes that are proposed. The first change is the reconfiguration of the detention basin. The second is additional paving was added on the side closer to Advanced Auto Parts.

The third is pushing the pavement to within 15 feet of the Route 6 highway line which is allowed and stipulated in Section 11 of the Regulations. Lastly more paving is being proposed behind the building.

Mr. Chambers stated that an application has been submitted to the Zoning Board of Appeals to extend the paving closing to the property line near Route 6. The application for the variance request is pending at this time.

Mr. Chambers met with Syl Pauley, NECCOG Regional Engineer, reviewed his comments and small substantial changes were made to bring the plan in conformance with Mr. Pauley's comments.

Mr. Chambers feels the primary request is extending the pavement within 15 feet from the property line. This will put the pavement in direct line with the parking surface of Advanced Auto. The plan shows five existing light stands in the front. If the variance is approved the pavement will be pushed to the light stands. If the variance is not successful than the proposed modified plan will be adhered to.

Mr. Chambers stated the second feature is that the site is in a "bowl" and when it rains there is standing water. The designed detention basin is designed to receive water from a 25 year return frequency storm. The peak elevation in the detention basin would be at 232.5 in round numbers. The gravel surface of the pavement around that area is at 236.5.

Mr. Chambers stated that third aspect is to increase their display area to enhance their ability to conduct their business which is selling cars. The landscaping elements will remain in place if the variance is granted or not. Mr. Chambers has conversed with the State of Connecticut and they are allowed landscape plantings within the State right of way.

Mr. Chambers stated he is asking the Planning and Zoning Commission to approve the modifications of the previous approval to allow the four elements discussed.

Don Francis asked Mr. Chambers why wasn't the original plan designed so a variance was not required. Mr. Chambers stated there has been a change in ownership of Courtesy Ford. After the new owner saw the approved plan they decided they would like more display area preferably within 5 feet of the property line. Mr. Chambers explained to the new owners that the first step would be to have the Planning and Zoning Commission approve the modification of the plan to the 15 foot mark and then apply for a variance to be within the 5 foot mark. Discussion held.

Deane Rettig voiced his concerns with regards to the front landscaping. One of the stipulations was to have vegetation there. Mr. Rettig does not feel the landscaping will fit if the variance is granted. Mr. Chambers stated that if the variance is approved there will be plenty of room to place the required landscaping. Mr. Chambers reviewed the plan with Mr. Rettig. Mr. Rettig asked Mr. Chambers to do whatever he can to place the vegetation in the front. Mr. Chambers agrees with this request. Discussion held.

Chairman Kelleher stated the variance cannot be considered when the Planning and Zoning Commission makes their decision.

Barbara Repko felt the original plan fell within the Route 6 Guidelines nicely and looked more attractive. Discussion held.

Jim Larkin stated Syl Pauley's original review comments will be placed into the file as well as Mr. Pauley's second letter will be placed into the file.

Deane Rettig asked if the previous approval had conditions and are they still standing. Mr. Chambers stated yes and they have been incorporated into the new modified plan.

A motion was made by Paul Camara to approve the modification of application SP10-006. David Fuss seconds this motion. Discussion held on the motion.

Vote was taken: In favor Tom Doherty, David Fuss, Deane Rettig, Carlene Kelleher and Paul Camara. Opposed Barbara Repko, Don Francis and Craig Dunlop. Al Sandholm recuses. The motion passes.

Al Sandholm returns to the table.

X. New Applications:

a. Subdivisions: None.

b. Site Plan Review: None.

c. Zone Regulation Change: none.

d. Special Permit: None.

XI. Other Business:

1. Acceptance of Juniper Way Phase I:

Chuck Dobrowski referenced the concerns made by Syl Pauley, NECCOG Regional Engineer in a later dated October 5, 2010, with regards to the quality of paving of the road. Mr. Pauley contacted Gregg Shaffer who is a pavement expert with 11 years experience on the ConnDOT Pavement Advisory Team. A meeting was held at the site on October 19, 2010 with Mr. Pauley, Mr. Dobrowski, Tom Rukstela and Mr. Shaffer to inspect the observed imperfections. Mr. Shaffer inspected the pavement and stated that he had no reservations about the longevity of the pavement as he did not believe the imperfections to be structural but, rather, cosmetic in nature. In a letter dated October 25, 2010 Mr. Pauley recommends holding back 10% of the bond for a one year period which amounts to \$38,600 for this project. Mr. Pauley also recommended to extend the rip rap in the detention area and prior to final acceptance; the drainage system should be thoroughly cleaned by the developer.

A motion was made by Don Francis that the Planning and Zoning Commission recommends the acceptance of Juniper Way Phase 1 to the Board of Selectmen. Tom Doherty seconds this motion. Discussion held on the motion. All in favor. The motion passes unanimously.

A motion was made by Tom Doherty to approve the bond as stated "by Syl Pauley in the letter dated October 25, 2010, 10% which amounts to \$38,600 for this project." Deane Rettig seconds this motion. Discussion held on the motion. All in favor. The motion passes unanimously.

2. Discussion of Special Events Regulations and Vendor Permits Regulations:

Special Events Regulations: Jim Larkin brought the commission up to date. The group that has been working on them met last week and there were still some questions in regards to whether the regulations should be solely within the ordinance; solely within zoning or whether they should be partially within zoning or partially within the ordinance. Mr. Larkin discussed this issue with Attorney Peter Alter. Mr. Larkin spoke with Austin Tanner and set up another meeting for next week. If there are changes that need to be made to the ordinance itself it can be included within the Town Meeting that will be scheduled at future date.

Vendor Permits: Chairman Kelleher brought the commission up to date. Ms. Kelleher has received an e-mail from Ag Commission Chairman Stan Karro indicating that they do have comments. Their meeting follows the P and Z meeting, however, they had no quorum at their last meeting. Comments will be forthcoming.

A motion was made by Deane Rettig to place #4 under Other Business-Update on Public Commentary Placement onto the Agenda. Dave Fuss seconds this motion. All in favor. The motion passes unanimously.

3. Gravel Regulations:

Chairman Kelleher stated that since the last special meeting changes have been made to the gravel regulations for a presentation to the public and public hearing. Jim Larkin has provided the commission with a copy of regulations recently adopted by the Town of Canterbury.

Tom Doherty has reviewed the Canterbury Regulations and discussed his reasons as to why he is not in favor of considering these regulations into Brooklyn's regulations.

Don Francis feels that the Canterbury regulations are much more complete and would like to consider the regulations because of the boundary Brooklyn has with Canterbury and the possibility of additional gravel being mined along the boundary. Mr. Francis agrees with Mr. Doherty that there are some things that can be omitted. Mr. Francis discussed the access to the Canterbury soccer field via the Transfer Station/Rukstela Road.

Al Sandholm agrees that Canterbury regulations are quite comprehensive and cover most of the issues that require due diligence. Mr. Sandholm feels the commission should strive for the most protection for the residents than less.

David Fuss commented that the Brooklyn regulations do a fine and adequate job and cover what needs to be covered.

Austin Tanner commented that he has not seen the Canterbury regulations. Mr. Tanner also commented that the access through Brooklyn for the Canterbury soccer field is only temporary. Mr. Tanner stated we have to do what is best for the gravel banks in Brooklyn and not adjust the regulations because we have contiguous gravel banks in two towns.

Deane Rettig feels that the gravel subcommittee did a good job of creating a solid draft of the gravel regulations. Mr. Rettig feels that the commission should work on the draft regulations that are in place at the current time. Once the new regulations are in place if there are things in the Canterbury regulations the Commission would like to add this could be done in the future.

Chairman Kelleher agrees with Mr. Rettig. Ms. Kelleher suggests to commission members to take the time to review the Canterbury regulations and pick out specific items to incorporate into the Brooklyn regulations and pass on to the subcommittee, however, Ms. Kelleher feels the Commission should go ahead with the current draft gravel regulations.

Jim Larkin reviewed the Earth Excavation and Removal Checklist with Commission Members. Mr. Larkin recommends that the commission review the checklist and the applicable items be integrated into the regulations. Discussion held.

Chairman Kelleher requests Jim Larkin and Chuck Dobrowski to review this and come up with the applicable items that should be included into the regulations and forward to the subcommittee.

Deane Rettig asks if this can be done within the next two weeks so it can be included on the special meeting agenda for November 18, 2010.

4. Public Commentary placement on the agenda:

Jim Larkin spoke with Attorney Peter Alter for his opinion as to where public commentary should fit onto the agenda. Attorney Alter's recommendation is that public commentary be placed at the beginning of the agenda prior to the public hearing section. The chairman would make a statement that public commentary is for anything that is not subject to a public hearing and that it is limited to a certain amount of time. The public commentary is used as a period for the public to comment to the commission and the commission should try to restrain from commenting back. If there are issues that come forward the commission may discuss them under Other Business or place them onto the agenda for a future meeting. Discussion held.

Chairman Kelleher asked Mr. Tanner where the Board of Selectmen place Public Commentary onto their agenda. Mr. Tanner stated that it is done at the beginning of the meeting.

Tom Doherty asks Julius D'Agostino for his opinion. Mr. D'Agostino stated he does not recall any downside.

The idea of public commentary is that the public makes a comment; limit the speaking time; the comment is made and then the resident sits down. This would pertain to having Public Commentary at the beginning and at the end of the agenda.

Al Sandholm commented that he has been to other Town's P and Z meetings. Mr. Sandholm found that Public Commentary is placed at the beginning of the meeting. The Public Commentary is strictly that; not opening a dialog with the commission; the commission says nothing; listens to the commentary and the person sits down. Mr. Sandholm feels this could work at the beginning and end of the agenda as strictly a commentary period without the commission responding.

Selectman Bob Kelleher commented that advice from counsel has been solicited and suggests following this advice.

Commission members agreed to try placing Public Commentary at the beginning of the agenda prior to reading of the legal notice.

Deane Rettig recommends updating the bylaws to reflect this change. Discussion held.

XII. Planning Priorities: None.

XIII. Public Commentary:

1. Mr. Engle representative of the Trinity Episcopal Church spoke with regards to removing the structure known as the old rectory.

Chuck Dobrowski stated that he received a message from John Berard, Building Official that the rectory at the Episcopal Church was being torn down. Mr. Berard made an inspection of the site. The building has been gutted and steps were being taken to remove the building. No building permit was approved for such activity. Mr. Dobrowski contacted the representative Chris Martin and explained the VCD Zoning Regulation regarding this issue. Mr. Dobrowski recommended to Mr. Martin that a representative present themselves to the Planning and Zoning meeting for discussion.

Mr. Engle stated that he was under the impression that a building permit was not necessary as the building is not taxable. The building is old and dilapidated and they felt that getting rid of the building would be at the best interest to the community.

Chairman Kelleher stated to Mr. Engle that in the VCD District the zoning regulations require a permit be obtained.

Don Francis asked if the building was on the National Historic Register. Mr. Dobrowski stated that it is a contributing building to the Brooklyn Green Historic District. Discussion held.

Don Francis recommends Mr. Dobrowski call David Bahlman, Connecticut Commission on Culture and Tourism for his recommendation and revisit this issue at the November 18th special meeting. Mr. Dobrowski agrees to do so.

2. Lisa Arends, 533 Allen Hill Road. Ms. Arends commented that the version of the Route 6 Guidelines that are posted on-line still have the word “draft” on them. Ms. Arends asks if the adopted guidelines can be posted on-line. Mr. Larkin agreed to work with staff on this issue.

3. Jules D’Agostino, Barrett Hill Road. Mr. D’Agostino asked who handles acquiring grants for the purchasing of land for preservation purposes.

XIV. Reports of Officers and Committees:

1. Zoning Officer’s Report:

Mr. Dobrowski discussed the ZEO’s Activity Report for October 2010.

Mr. Dobrowski discussed Other Activity for October 2010. Mr. Dobrowski reported on a letter dated November 3, 2010 that was sent to Leo Perry regarding unregistered motor vehicles located at 134 Prince Hill Road.

Mr. Dobrowski discussed a letter dated November 2, 2010 he received from Jules D’Agostino regarding a Group Home to be located on Barrett Hill Road. Mr. Dobrowski responded to Mr. D’Agostino with a letter as well as a lengthy conversation on the topic.

Mr. Dobrowski discussed the cease and desist order issued to Howard and Mary Knust, 60 Pomfret Road, which is still in effect. Discussion held. On direction of the Commission, Mr. Dobrowski will contact Attorney Peter Alter.

Deane Rettig requests a year to date comparison for 2009 and 2010 are supplied with the Zoning Enforcement Officer’s Activity Report in January 2011.

Barbara Repko voiced her concerns on a sign stating “The Basement Parking” located on Route 169. Discussion held.

Don Francis requests that a list of enforcement actions taken be placed on the Zoning Officer’s Report.

Discussion was held with regards to the Group Home concerns Mr. D’Agostino addressed in his recent letter to Mr. Dobrowski. Mr. Larkin commented that State Statute says as long as they are licensed they are to be treated as a single family dwelling. Mr. Larkin offered to bring in the State Statute and review with the Commission.

2. Plan of Conservation and Development:

Tom Doherty commented that the report is completed. A presentation will be made before the Planning and Zoning Commission at the special meeting November 18, 2010. Mr. Doherty is in hopes of scheduling a public hearing date for January 6, 2011.

3. Village Center District:

Deane Rettig commented a meeting has been held and the first draft has been completed. Discussion held.

4. Regulations Subcommittee:

Chairman Kelleher commented that the Regulations Subcommittee has met and the last revisions were made on the PC Zone regulations with hopes of coming to the Planning and Zoning Commission soon for review. Regulations were acquired from other towns with regards to green energy, wind turbines, etc for the subcommittee to look at. Ms. Kelleher stated that the subcommittee will begin a review on the subdivision regulations. Ms. Kelleher commented on a demonstration that Jim Larkin gave with regards to software for a potential build out of the PC Zone.

5. Budget:

Chairman Kelleher stated the next report will be issued in January of 2011.

6. Chairman's Report:

Chairman Kelleher discussed the Commission's objecting to the Courtesy Ford Zoning Board of Appeals application. The public hearing is scheduled for November 15, 2010. Ms. Kelleher would like to send a letter of objection to the Zoning Board of Appeals. Al Sandholm recuses from this discussion as he is an abutter. A consensus vote was taken and all members are in favor.

Don Francis commented on the land clearing that is being done at Brooklyn Motor Sports located across the street from Courtesy Ford. Mr. Francis is not aware of any plan being submitted for this activity.

Chairman Kelleher asked for an answer to Mr. D'Agostino's question with regards to who handles acquiring grants for the purchasing of land for preservation purposes. Dave Fuss stated it is the Conservation Commission.

Don Francis reminded the Commission that the Sewer Authority has a meeting tomorrow evening, November 4, 2010 to be held at the Clifford B. Green Memorial Center discussing the evaluation plan of the sewer system.

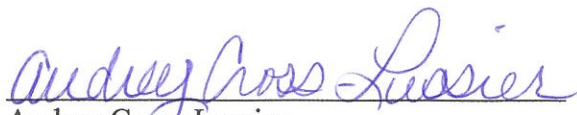
Don Francis reminded the Commission that next Tuesday night, November 9, 2010, 7:00 p.m. at the Brooklyn Middle School a presentation will be made by the UCONN Students on the Ross Property.

Al Sandholm asked Austin Tanner if the Ross Property Committee is nearing its completion. Mr. Tanner stated they have recessed until after the report given by the UCONN Students.

Dave Fuss questioned how buildings of historic significance in Town can be identified and notify the owners of their stewardship.

Barbara Repko stated she is a member of the Historical Society. Ms. Repko stated they are trying to inventory all of the old houses and take pictures of them. If the Historical Society can raise enough money plaques will be made with the owner's permission as to who built the house and when it was built. Discussion held.

XV. Adjourn: A motion was made by Dave Fuss to adjourn the meeting at 10:15 p.m. Deane Rettig seconds the motion. No discussion held. All in favor. The motion passes unanimously.


Audrey Cross-Lussier
Recording Secretary