

Planning & Zoning Commission  
Special Meeting Minutes  
Tuesday July 16, 2013  
Community Center  
31 Tiffany Street  
7pm

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BROOKLYN, NY

**In Attendance:** Carlene Kelleher, Deane Rettig, Jana Roberson AICP, Land Use Administrator, Craig Dunlop, Aaron Kerouack, Michelle Sigfridson, David Fuss

**Absent:** Derek Weselowski, Don Francis

- I. **Call to Order:** Carlene Kelleher called the meeting to order at 7:11pm
- II. **Roll Call:** Roll call shows six members present
- III. **Seating of Alternates:** none
- IV. **Public Commentary:** none
- V. **Unfinished Business:**
  - a. **Reading of Legal Notice:** Michelle Sigfridson reads the legal notice into the record
  - b. **Continued Public Hearings:** none
  - c. **New Public Hearings:**
    1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot Re-Subdivision.

Paul Archer of Archer Surveying presented the proposal of a 1lot re-subdivision. He explained what the proposal entails, and showed the existing subdivision and layout of each parcel. He reviewed the letter from the Conservation Commission (which was included in each member's packet) that addressed certain issues such as Archeological findings, and preservation of stone walls on the property. Paul Archer did explain that it will be necessary to remove a small area of the existing stone wall to place a driveway, but ensured the commission that the stone would be used elsewhere on the property. He further discussed the open space fee has been obtained previously and should not have to be obtained again on this 1 lot re-subdivision. Jana Roberson is unable to confirm at this point if the open space fee was indeed collected on the original subdivision in 2001. Deane Rettig reiterated that the wetlands review for this property took place approximately 12 years ago. Wetlands expand and contract over time. Paul Archer explained that this application was brought to the wetlands committee in May 2013 for wetlands delineation, and he said they didn't have a problem with it. David Fuss would like to see something in writing. Jana Roberson was at the Conservation Commission Meeting and wanted to explain her interpretation of the letter for clarification. She didn't believe they were concerned about bringing it to the Wetlands Commission they were concerned about the wetlands delineation, and if in fact it was the old delineation from 2001. The Conservation Commission wanted the wetland boundary to be field verified and to confirm it has not increased.

Jana Roberson took pictures of the stone wall for site line review and driveway placement as to where the Sycamore tree is and if it would in fact obstruct the site line. She will be submitting the pictures she took into the town record. Jana Roberson expressed her concern stating that she is not confident the site line will be safe with the tree located where it is. David Fuss suggested a traffic study should be conducted to verify if the site line is safe. She also stated that the proposed subdivision has not been signed by an engineer, therefore it is not official.

Paul Archer stated this was brought here tonight for preliminary approval for feasibility to build. He also stated that the mylars were signed upon submission. The fact that these preliminary plans were not signed, should not be an issue.

Discussion was held regarding the Archeological sensitivity of the property. The property was used for agriculture. There were corn fields and they were plowed. Is there archeological concern? The

commission was at this time. Jana Roberson will request archeological findings-if any-and present at next meeting.

Jana Roberson also clarified the importance of approving something with conditions. Jana Roberson agrees that further clarification is needed. She will arrange an onsite meeting with Paul Archer and the Officer of the Public Works Department for further discussion of the stone walls, site line and any other unresolved issues that may come to light during site walk.

David Fuss motioned to continue the public hearing. Deane Rettig seconds this motion. All in favor. Public Hearing continued on August 7, 2013 at the Clifford B. Green Meeting Center.

**d. Other Unfinished Business:**

1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-4, RA Zone, 1 lot Re-Subdivision

Deane Rettig motioned to table unfinished business. David Fuss seconds this motion. All in favor. Item tabled

**VI. New Business:** none

**VII. Public Commentary:** none

**VIII. Adjourn:**

David Fuss made a motion to adjourn. Deane Rettig seconds this motion. All in favor. Meeting adjourned at 8:06pm

Respectfully Submitted,

Lisa Scribner  
Recording Secretary

**BROOKLYN PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF**

**ROLL CALL VOTES:** July 16, 2013

Board Members:	Attendance	1	2	3
Kelleher-Chair	X	+	+	+
Rettig-Vice Chair	X	+	+	+
Sigfridson-Secretary	X	+	+	+
Dunlop	X	+	+	+
Francis				
Fuss	X	+	+	+
Kerouack	X	+	+	+
Wesolowski				
Alternate				

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- Motion 1      mm was made by David Fuss to continue Public Hearing. Deane Rettig seconds this motion. All in favor. Public Hearing continued on August 7, 2013 at the Clifford B. Green Meeting Center.
- Motion 2      mm was made by Deane Rettig to table unfinished business. David Fuss seconds this motion. All in favor. Item tabled
- Motion 3      mm was made by David Fuss to adjourn. Deane Rettig seconds this motion. All in favor. Meeting adjourned at 8:06pm

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN**

P.O. BOX 356  
CONNECTICUT 06234

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
LEGAL NOTICE**

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2013 JUL -1 A 8:59  
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*Rona A. Mainville*  
TOWN CLERK, BROOKLYN, CT

The Planning and Zoning Commission will hold a public hearing on Tuesday, July 16, 2013 at 7:00 p.m. at the Community Center, 31 Tiffany Street, Brooklyn, CT on the following:

1. SD13-002 Rene Barbeau, 263 Allen Hill Road, Map 33, Lot 35-1, RA Zone, 1 Lot Re-Subdivision.

Dated this 1st day of July 2013.

Carlene Kelleher  
Chairman

Please publish in the legal section of the Bulletin Friday July 5, 2013 and Friday July 12, 2013.  
Please use Account 10089300. Call Audrey with any questions at 860-779-3411.