

Draft Brookfield Planning Commission Minutes

Date October 10, 2023

Present: Gwynn Zakov (Chair), Martha Judy, Jim Merriam, Patricia Kennedy, Keven Ring, Will White

Guests: Harry Falconer (TRORC),

Chair Zakov called meeting to order at 7:00 pm

Public present: Jennifer Johnson, Wendy Wenger, Erik Goodenough, Sage Barber

Martha Judy and Jim Merriam moved to approve minutes from Sept. 5, the minutes were unanimously approved

The Commission discussed, with input from Harry Falconer, how to best use the remainder of the time allotted by the Grant, to include time for Bylaw adoption process, necessary mapping updates, (new district(s), removal of shoreline section)

Chair Zakov suggested Commission members think about whether to extend Bylaw completion date to early next year (2024), to choose priorities to concentrate on, and whether some of the current Bylaw sections can be kept as is, to be amended later if necessary. In order to move things along to have new Bylaws completed early next year.

Priorities such as: Housing updates to address ADU,s, Tiny houses, cluster development to encourage more open space, Conservation/Forest preservation,-coordinate with Conservation Comm. to get their input on steep slopes,and shoreline overlay districts.

Much of this meeting was spent on ADU's and Tiny houses. Public present was very interested in how the Planning Commission intends to handle Tiny houses. Tiny houses can be considered ADU's but Tiny houses need not be ADU's. Still more discussion is needed on this issue. Seemed to be public support for developing a plan for Tiny houses in Brookfield.

PUD development was discussed, with a 30 acre minimum. This is meant to be a conservation measure to preserve open land. Clustering of housing with a possible density bonus was considered. Further discussion of Tiny home development is needed. Suggestion was made to research how other towns as handling and how it is working for them.

Chair Zakov proposed 2 meetings next month, Commissioners agreed to an additional meeting on Nov 4th, at 11am, at Brookfield Elementary and a regular meeting on Nov 14th at 7pm.

Chair Zakov adjourned meeting at 8:33 pm

Respectfully submitted, Patricia Kennedy