

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, November 13th 2023
APPROVED

Call to Order.

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ingalls present, Mr. Ward present, Mr. Stratton present, Ms. McMenemy present, Mr. Goldberg present, and Mr. Zacher present.

Public Present:

Ed Comeau, Rick Surette, Craig Evans, Ryan Greenhalph, Ed Gauthier, Sarah Rigg, and Cole Keegan.

Mr. Surette requested to become an alternate to the Planning Board. Mr. Zacher made the motion to have Mr. Surette serve as an alternate until March 2024. Mr. Ward seconded. (VOTE: 7-0-0) Mr. Zacher proceeded to swear in Mr. Surette as an alternate.

Appointment of Alternates

Mr. Straz asked Mr. Goldberg to sit in as a voting member and he accepted.

Public Hearing – Subdivision application at Governors and Moose Mountain Roads (Tax Map 15, Lot 2)

The hearing was called to order at 7:04 pm. Mr. Greenhalph presented details of the subdivision.

Mr. Evans started the public comments by inquiring about an updated plat with current conditions for Lot 2, the appropriate wetland scientist stamp, and if the board would conduct a site plan visit. Mr. Keegan expressed concerns about setbacks. Ms. Rigg asked about timing of the subdivision plan.

The Board deliberated and determined they could not proceed approving the application until the plat is updated with current site conditions for Lot 2 and that both sheets are presented to the board in mylar for record keeping with the county registry of deeds.

The hearing was called to close at 7:26 pm. Mr. Greenhalph asked if he could make these updates during the week and if the Board could meet again to review. The Board agreed to continue the public hearing on November 20th at 7:00 pm at the Town House.

Public Comments

None

Announcements/Correspondence/Mail

None

Review and possible approval of minutes: October 9th, 2023

Mr. Straz made the motion to accept the minutes. Mr. Ingalls seconded. (VOTE: 4-0-3)

Old Business

- Gravel Pit Inspections
Both pits have been inspected and reports completed.
- Update of Subdivision Regulations
The Board reviewed Article X and made adjustments. Mr. Straz will amend, review for any other changes, and make updates for the December meeting.
- Proposed Zoning Ordinances
The Board reviewed the Solar Energy Systems Ordinance and made updates. A review of the 5-acre lot update was discussed, and updates were made. There was discussion about building on Class VI roads. Mr. Zacher made the motion to not discuss building on Class VI roads this year. Mr. Goldberg seconded. (VOTE: 6-1-0)

Member Comments

Mr. Zacher reminded the Board about the timing to complete the warrant articles. Mr. Goldberg commented about work being done on Lyford Road to construct a soccer field.

Set next meeting date

The next meeting is November 20th, 2023.

Adjournment.

Mr. Straz adjourned the meeting at 8:33 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Ingalls - Vice Chair

Rich Zacher - Selectman Rep

Terry Ward

Kerry McMenamy

Gus Stratton

Marshall Goldberg - Alternate

Rick Surette - Alternate