

**TOWN OF BROOKFIELD PLANNING BOARD**  
**Planning Board Meeting Minutes**  
**Monday, January 22, 2024**  
**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. McMenamy present, Mr. Goldberg absent, Mr. Surette excused, and Mr. Zacher present.

**Public Present:**

Ed Comeau, Chris and Kate Kinville, Craig Evans, Nadia Carpenter, Cole Keegan, and Dulcie Lavender.

**Appointment of Alternates**

None present to appoint.

**Public Hearing – Warrant Articles – Called to order at 7:01.**

- **Amendment No. 1 – Amend Article II A 2.a**

Mr. Straz read the amendment aloud, stating the rationale is based on public interest to increase lot size to 5 acres and to align with how neighboring communities have zoned residential/agricultural. Public comment: None

- **Amendment No. 2 – Amend Article II A 2.c**

Mr. Straz read the amendment aloud, stating the rationale is in tandem with Amendment No. 1 and used as a method to ensure larger lot sizes. Public comment: Mr. Keegan mentioned that it is difficult to achieve this much frontage.

- **Amendment No. 3 – Add Solar Ordinance**

Mr. Straz read aloud the ballot question, stating the rationale is to create a solar ordinance in response to activities in the town over the past year. Public comment: None

- **Citizen Petitioned amendment to Article II A 2.c**

Mr. Straz read aloud the ballot question. Mr. Evans presented the rationale, which is to allow for the development of one dwelling per lot on a Class VI road. Public comment: None

- **Closed Hearing at 7:24**

- **Deliberation**

The Board discussed Amendments 2 and 4.

- **Board vote on Amendment No. 1**

Mr. Straz made the motion to adopt the amendment as presented. Mr. Stratton seconded.  
(VOTE: 6-0-0)

- **Board vote on Amendment No. 2**

Mr. Straz made the motion to adopt the amendment as presented. Mr. Stratton seconded.  
(VOTE: 6-0-0)

- **Board vote on Amendment No. 3**

Mr. Straz made the motion to adopt the amendment as presented. Mr. Stratton seconded.  
(VOTE: 6-0-0)

- **Board vote on Citizen Petitioned Amendment**

Mr. Straz made the motion to recommend the amendment as presented. Mr. Zacher seconded.

(VOTE: 1-3-2) Vote tally: YES (Straz), NO (Zacher, Stratton, Ward), Abstain (Ingalls, McMenamy)

**Public Hearing – Amending Subdivision Regulations – Called to order at 7:42.**

- Mr. Straz summarized the updates and stated these were made to keep the document current.  
Public Comment: None
- **Closed Hearing at 7:43**
- **Deliberation**

There was no discussion.

- **Board vote to adopt regulations**

Mr. Straz made the motion to adopt the regulations. Mr. Ingalls seconded. (VOTE: 6-0-0)

**Set next meeting date**

The next meeting is February 12, 2024.

**Adjournment.**

Mr. Straz adjourned the meeting at 7:45 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Ingalls - Vice Chair

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Rich Zacher - Selectman Rep

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Terry Ward

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Kerry McMenamy

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Gus Stratton

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Marshall Goldberg - Alternate

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Rick Surette - Alternate