

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, November 20th 2023
APPROVED

Call to Order.

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ingalls excused, Mr. Ward present, Mr. Stratton present, Ms. McMenamy present, Mr. Goldberg present, Mr. Surette, and Mr. Zacher present.

Public Present:

Ed Comeau and Ryan Greenhalph.

Appointment of Alternates

Mr. Straz asked Mr. Goldberg and Mr. Surette to sit in as voting members and they accepted.

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

Mr. Greenhalph presented a revised plat on mylar. The Board reviewed. Mr. Zacher made the motion to accept the subdivision as presented. Mr. Stratton seconded. (VOTE: 7-0-0)

Review and possible approval of minutes: November 13, 2023

Mr. Straz made the motion to accept the minutes. Mr. Ward seconded. (VOTE: 7-0-0)

Proposed Zoning Ordinance Review

The Board reviewed the Solar, 5-acre lot minimum, and 400 feet road frontage ordinance updates. The decision was made to consult with the town lawyer to review and draft the warrant articles.

Member Comments

Mr. Zacher commented about how 400' road frontage would impact workforce housing.

Set next meeting date

The next meeting is December 11, 2023.

Adjournment.

Mr. Straz adjourned the meeting at 7:43 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