



APPROVED

**Town of Brookfield
Board of Selectmen Meeting
July 18th, 2023**

ATTENDANCE: Rich Zacher, Chairman; Brian Robischeau, Selectman; Ed Gauthier, Selectman; Joanne Dolbear, Treasurer; Chris Kinville, Road Agent; and Marilou Maclean, Heritage Commission.

Also Present: Ed Comeau, Leah Gage, Brad Williamson, Jan Ledbetter, and Steve Berry, Susan Raban, and Gary & Vicki Randall.

- **Call to Order:** Rich Zacher called the meeting to order at 6:00 PM.
- **Pledge of Allegiance**
- **Approval of Minutes:** Brian Robischeau made a motion to approve the minutes of June 20th, seconded by Ed Gauthier. The motion passed unanimously.
- **Approval of Minutes:** Ed Gauthier made a motion to approve the minutes of June 3rd seconded by Brian Robischeau. The motion passed unanimously.
- **Public Comment:** Packy Campbell, owner of the solar company responsible for the solar panel on the Randall property at 90 Lyford Road that is not up to code at the corner of Lyford and Clark came to represent the homeowner. He acknowledged the solar panel would be five feet over the lot line if the lot line was up to the stone wall. However, if the lot line happened to be on the road, he would be up to code. He does not have any knowledge of where the lot line is. Since he would need to move the solar panel a mere five feet, he stated he would request for an equitable waiver from the ZBA, which would allow the structure to remain installed as is. He also said he could change the setting on the table of the panel to prevent it from laying flat, which is when it violates town code. In conclusion, he wanted to know the public benefit of being required to move the panel. The selectmen said they would get back to him. After further consideration the Selectmen concluded that Mr. Campbell did not properly define the lot line boundary and could not substantiate his claims. Therefore, Mr. Campbell, representing the Randalls, will have to appeal to the ZVA for relief of the setback violation.

- Steve Berry inquired if the solar panel owner would be required, like previous owners, to conceal the panel with bushes and such. Rich Zacher informed him when previous panels were approved it was required by the ZBA as a condition of the variant.
- Susan Raban from the Wakefield/Brookfield Historical Society made a request to use the town house on August 5th and October 10th for breakfast. The society is a non-profit.
- **Brian Robischeau made a motion to accept the request for the use of the town house for August 5th and October 10th at no charge, seconded by Rich Zacher. The motion passed unanimously.**
- Leah Gage informed the selectmen that the ice cream social was a success and received positive feedback. She also said the newsletter is set to go out mid-August.
- **Road Agent:** Chris Kinville stated that the damage from the storm was minimal. He reported several small, repairable parts on Moose Mountain. He then presented a proposal for the shoulder gravel for several roads, which would total \$34,853.70. Chris reported that the paving is complete with the exception of shoulder gravel.
- **Brian Robischeau made a motion to accept shoulder gravel proposal for a total of \$34,853.70, seconded by Ed Gauthier. The motion passed unanimously.**
- Bradford Williamson said the state called wanting to know how much the town had in damages from the storm which totaled five-thousand. In regards to the fan for the back room, there will be a price estimation soon. Thirdly, he said that a new forestry truck will be proposed soon.
- Marilou stated Jan Ledbetter would like to be an alternate member to the Heritage Commission and a proposal was given for Jan Ledbetter's term, which would end 2026. The windows for the town house are complete. The installer suggests putting locks on the stained glass windows. Brian Robischeau said to put plexiglass on the outside of the stained glass. Lastly, she presented several items in the town house that should be cleared out or auctioned.
- **Ed Gauthier made a motion to accept Jan Ledbetter as an alternate member, seconded by Brian Robischeau. The motion passed unanimously.**

- Ed Gauthier reported on the Conservation Commission the woodchip market industry is dead and it could come back in several months, so they are not on the schedule because it is so volatile.
- Brian stated Trustee of the Trust Funds readopted their investment policy and there are two cemetery trust accounts that need reallocation, which are being handled. Ed Gauthier said residents also want to fund a trust fund for private graveyards that don't have their own trust funds. Brian Robischeau then brought up concerns of wandering into trusts involving private property. Town funds can not be used on private property.
- The Selectmen agreed for the Treasurer to reimburse the Heritage account from the town budget for the plaques.
- The Town of Wakefield has given notice of boundary line adjustment at 52 Garney Road. One that is three acres will become ten acres and three to sixty. Brookfield is an abutter.
- Joanne Dolbear presented the bills with two manifests for \$9348.37 and \$9859.82.
- **Ed Gauthier made a motion to accept both manifests, seconded by Bryan Robischeau. The motion passed unanimously.**
- The Selectmen signed on an intent to cut on Timothy Creed's property on Tumble Down Dick Road. (Map 28 Lot 11)
- The selectmen agreed to continue with the Veteran's Tax Credit the same as 2022
- Rich Zacher discussed not granting the Equitable Waiver requested by the solar company and would inform him to attend the ZBA meeting
- **Meeting adjourned: Rich Zacher adjourned the meeting at 7:16.**

Respectfully submitted,

Abigail Root

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Secretary