

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, October 12th 2020
APPROVED

Call to Order

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ward present, Mr. Meyer excused, Mr. Surette present, Mr. Comeau present.

Public Present:

Chris Kinville, Rich Zacher and Marshall Goldberg.

Appointment of Alternates per RSA 673:11, 673:12.

None.

Public Comments.

None.

Announcements/Correspondence/Mail.

None.

Review and possible approval of minutes: September 14, 2020

Mr Surette made a motion, Mr. Ward seconded to accept the minutes as written (Vote: 3-0-1)

Members sign previously approved minutes: August 10, 2020

Skill Building-

A. Review Article II Section B: Districts - Recreational Zone (REC-1) (5 minutes)

Members discussed the section. There was discussion about minimum lot sizes and ability to subdivide.

New Business -

A. Gravel Pit Inspections (5 minutes)

Mr. Comeau and Mr. Surette had performed the pit inspections and submitted their reports for record.

B. Building Codes (15 minutes)

Mr Surette led a discussion on proposed additions to the zoning ordinance. Items included frost walls and roof pitch.

C. Warrant Articles - (15 minutes)

A discussion of numerous possible warrant articles were discussed and are listed below:

- Revise RA-1 Section 3c (Building Lot Requirements) to read:
“All lots shall have not less than 250 feet of **contiguous** frontages on a Class V or approved private road, and the lot depth shall not be less than 200 feet. **In addition**, lots fronting on Kingswood Lake shall have not less than 250 feet of **contiguous** frontage on said lake. Lots with less frontage and depth, which is recorded and taxed as a lot of record at the time of passage of this ordinance on March 14, 1961, shall be deemed a nonconforming lot and subject to the conditions indicated under Article IV. “
- Code Enforcement Officer will provide two building code items regarding frost walls and roof pitch
- Allowing home construction on a Class VI road within 500 feet of a Class V road.
- An update to the Personal Wireless Service Facilities ordinance.

It was decided that a meeting on October 26 would be scheduled to only discuss warrant articles.

Old Business-

A. Building on Class VI Roads - Review inventoried properties (5 minutes)

Members discussed the property inventory and writing of a warrant article.

B. Senior Housing Zoning - Follow up from previous month's discussion (5 minutes)

Mr. Surette made a motion to table discussion until next year. Mr. Comeau seconded. (Vote: 4-0-0)

C. Master Plan - Review Section 2.05 Land Use (30 minutes)

Members reviewed this section and made edits. Next month they will review sections 2.06 (Transportation) and 2.07 (Community Facilities).

Member Comments.

Mr. Comeau was contacted by SRPC regarding State of NH Land Use Regulation books for next year. Mr. Surette made a motion to authorize Mr. Comeau to procure the books. Mr. Straz seconded. (Vote: 4-0-0)

Set next meeting date

The next meeting will be on October 26th to discuss warrant articles. The next regular meeting will be November 9th.

Adjournment.

Mr. Straz adjourned the meeting at 8:40 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chairman

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Terry Ward - Vice Chairman

Rick Surette - Selectman

Ed Comeau

John Meyer