

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, November 9th 2020
APPROVED

Call to Order.

The meeting was called to order at 6:58 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ward present, Mr. Meyer present, 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.

An email was received from Eversource regarding tree maintenance on Lyford Road.

Review and possible approval of minutes: October 12, 26 & November 2, 2020

Mr Ward made a motion, Mr. Comeau seconded to accept the minutes as written (Vote: 5-0-0)

Members sign previously approved minutes: October 12, 2020

Skill Building-

A. Review Article II Section C: Districts - Workforce Housing Overlay (RA-2) (5 minutes)

Members discussed the section.

New Business -

A. REC-1 - Minimum lot size and subdividing (10 minutes)

Members discussed removal of Section 5: Recreational Lot Requirements. Mr. Comeau motioned to create a warrant article to remove Section 5. It was seconded by Mr. Straz. (Vote: 3-2-0) Mr. Straz made a motion to create a warrant article to remove contents of Section 5 and to replace it with a statement that the Recreational Zone cannot be subdivided. Mr. Meyer seconded. (Vote: 4-1-0)

Old Business-

A. Building on Class VI Roads - Review updated warrant article (10 minutes)

Members discussed consulting with Wakefield Fire/Police regarding the inspection process for a liability waiver.

B. Building Codes - Review warrant article (5 minutes)

Members discussed frost wall thickness and determined 8” would be included in the warrant article.

C. Personal Wireless Service Facility - discuss new information, next steps (10 minutes)

Members discussed reviewing other ordinances from neighboring communities. There was discussion around outside consultation.

D. Master Plan - Review Sections 2.06 Transportation and 2.07 Community Facilities (15 minutes)

The members reviewed this section and made edits. Next month they will review sections 2.08 (Housing) and 2.09 (Economic Development).

Member Comments.

None

Set next meeting date

The next meeting will be December 14th.

Adjournment.

Mr. Straz adjourned the meeting at 8:26 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