

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, October 11th 2021
APPROVED

Call to Order.

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Comeau present, Mr. Ward present, Mr. Meyer present, Mr. Stratton absent and Mr. Surette present.

Public Present:

James DeGroat, Rich Zacher, Mike Tsaltas, Bryan Berlind, Craig Evans, Roland Kinville, Ed Ingalls, Meg Ingalls, and Kerry McMenamy

Public Hearing - Eversource Maintenance Tree Work on Scenic Roads

Hearing called to order at 7:01 and speaker sign-in. Mr. Straz read the hearing procedure review and rules of conduct. James DeGroat of Eversource/Lewis Tree Service, presented the application for maintenance on scenic roads in Brookfield including scenic Lyford, Tumbledown Dick, and Moose Mountain. After discussion from the board and public comments, Mr. Straz closed the hearing at 7:05.

MOTION: Mr. Straz made the motion to authorize Eversource/Lewis Tree Service to conduct maintenance tree work on Lyford, Tumbledown Dick, and Moose Mountain Roads in 2021. Mr. Comeau seconded. (VOTE: 5-0-1)

Public Hearing - Subdivision Application for Property at 20 Tumbledown Dick Road (Property Tax Map 29, Lot 7B)

Mr. Straz called the hearing to order at 7:07 and stated that the hearing procedure review and rules were the same as the one immediately prior. Bryan Berlind, president and owner of Land Corp, presented the application for the applicant Mike Tsaltas who is the sole trustee of L & LL Trust.

The application asked for three waivers:

- A. VI C 13 Profiles and Sections regarding the as-built road
- B. VI D 1-10 Profiles and Sections regarding the as-built road
- C. XII C Road and cul-de-sac standards regarding the 75' turning radius

Presentation completed at 7:22

Board members John Meyer and Rick Surette, who are abutters, were recused from the discussion and vote. After discussion from the board and public comments, Mr. Straz closed the hearing at 7:50.

MOTION: Mr Straz made a motion to accept the subdivision applications as presented with the three waivers. Mr. Comeau seconded. (VOTE: 3-0-3) Motion so moved at 7:58 pm. Map signed by Mr. Straz at 8:04, Mr. Comeau at 8:05, and Mr. Ward at 8:05.

Public Comments.

None

Announcements/Correspondence/Mail.

Received a letter from the Smith pit. Received abutter notices for subdivision hearing scheduled for October 11, 2021.

Review and possible approval of minutes: September 13, 2021

Mr. Comeau made the motion to accept minutes as presented. Mr. Ward seconded. (Vote: 5-0-1)

Old Business**A. Personal Wireless Service Facility (PWSF)**

Mr. Straz sent everyone edits from Laura. Mr. Comeau asked to review these at the next meeting in order to have time to review them.

B. Conditional Use Event Permits

Mr. Straz made a draft of Conditional Use Event Permit rules. Other board members expressed thoughts that it was a good draft. Board will revisit it next meeting after feedback from selectmen.

C. Gravel Pit Inspections

Mr. Comeau said mailing was received from the Smith Pit. Board members will set up times on the selected day for a site visit.

D. Master Plan

Nothing to report.

Member Comments.

Mr. Straz drafted a proposed budget for 2022, keeping it the same as 2021.

MOTION: Mr. Straz made a motion to keep the 2022 budget same as 2021, \$9,600. 8:22 Mr. Meyer seconded. (VOTE: 5-0-1). Motion so moved at 8:22 pm.

Set next meeting date

The next regular meeting is November 8, 2021.

Adjournment.

Mr. Straz adjourned the meeting at 8:23 PM

Respectfully submitted for approval at the next Planning Board meeting,

Catherine Collins - Land Use Boards Administrative Assistant

Tim Straz - Chair

Ed Comeau - Vice Chair

Rick Surette - Selectman Rep

Terry Ward

John Meyer

Gus Stratton