

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, December 13th 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 excused, Mr. Stratton excused and Mr. Surette present.

Public Present:

Rich Zachar

Public Comments.

None

Announcements/Correspondence/Mail.

Received Citizens Petitioned Zoning Warrant Article stating:

By petition of 25 or more eligible voters of the Town of Brookfield, NH to see if the town will amend Article II A.3. of the Town Zoning Ordinance to include the following paragraph:

For all lots that are less than two acres in area included in the Cedar Park subdivision as defined by the plan of record recorded on July 9, 1962, at Carroll County Registry of Deeds, Book 6 page 68, the setback of structures shall be 15 feet or greater from the side and rear lot lines.

40 signatures were included with the petition.

Review and possible approval of minutes: November 8, 2021

Mr. Ward made the motion to accept minutes as presented. Mr. Comeau seconded. (Vote: 4-0-0)

New Business

A. Town Meeting Calendar

Mr. Straz read aloud the key Planning Board dates for the 2022 Town Meeting Calendar.

There was also discussion around warrant articles. Mr. Straz made the motion to create a warrant article to amend RA-1 section 3.c to include “or better” after Class 5 road for clarification. Mr. Ward seconded. (Vote: 4-0-0)

The Board discussed adding a timeframe to the removal of dilapidated structures as a warrant article.

Old Business

A. Personal Wireless Service Facility (PWSF)

Mr. Comeau motioned to include the revised PWSF ordinance as a warrant article. Mr. Ward seconded. (Vote: 4-0-0)

B. Condition Use Permits

Mr. Comeau motioned to create a warrant for REC-1 revised conditional use permit. Mr. Surette seconded (Vote: 4-0-0)

C. Setback and Residential lot density

The Board decided to table this issue as a result of the citizens petition warrant article on the subject.

D. Gravel Pit Inspections

Smith Pit has been inspected. One more still to be conducted.

E. Master Plan

Member Comments.

None

Public Comments

Mr. Zachar brought forward the idea for the Planning Board to investigate home-based businesses.

Set next meeting date

The Board scheduled a work session to review warrant articles for January 3, 2022. The next regular meeting is January 10, 2022 and the Board will conduct a public hearing on the warrant articles at that meeting.

Adjournment.

Mr. Straz adjourned the meeting at 8:19 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chairman

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Ed Comeau - Vice Chair

Rick Surette - Selectman Rep

Terry Ward

John Meyer

Gus Stratton