

**TOWN OF BROOKFIELD PLANNING BOARD**  
**Planning Board Meeting Minutes**  
**Monday, March 14<sup>th</sup> 2022**  
**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 present, Mr. Stratton absent, Ms. McMenamy present, and Mr. Surette present.

**Public Present:**

Rich Zachar, Ed Ingalls, Bryan Berlind, Susan Marquis, Frank Frazier, Joanne Dolbear, Cheryl Perry, Joe Elwell, Charles Dolbear, David Guttadauro, Fred Perry, Peter Donnelly, Dianne Smith, and roughly 15 other individuals.

**Welcome Board Members**

The board welcomed Kerry McMenamy as a newly elected board member and recognized Terry Ward for being elected to another term.

**Elect Officers for 2022**

A. Chair

Mr. Surette nominated Mr. Straz to continue as Chair. Mr. Ward seconded. (VOTE: 5-0-0)

B. Vice Chair

Mr. Ward nominated Mr. Meyer. Mr. Meyer nominated Mr. Ward. Mr. Ward declined nomination and Mr. Surette seconded Mr. Meyer's nomination. (VOTE: 4-1-0)

**Public Comments**

Franz Frazier commented on warrant article #3, detailing 250' frontage, indicating the private road reference should have more detail. Peter Donnelly commented on warrant article #2, Cedar Park setbacks, concerning setbacks from river/wetlands. David Guttadauro commented on when new zoning will go into effect. Dianne Smith commented on warrant article #3 and the request for "approved" to be added to the "private road" reference.

**Announcements/Correspondence/Mail**

None

**Review and possible approval of minutes: February 14, 2022**

Mr. Ward made the motion to accept minutes as presented. Mr. Surette seconded. (VOTE: 5-0-0)

### **Public Hearing - Simone subdivision application at Wentworth and Lyford Roads (Tax Map 18, Lot 20)**

The hearing was called to order at 7:09 pm. Mr Berlind presented the details of the Simone subdivision.

The following details the public comments:

Rich Zachar - Should this application be considered a major subdivision? Concerned about the 250' of frontage, as the driveway access on Wentworth road is less than 250'. Concerned about placement of the 5 acre lot with respect to wetlands.

Susan Marquis - Raised concern about accessing the site from a state road and any passageways through wetlands.

Frank Frazier - Made note of the rules of procedure and that abutters are to speak first.

Joann Dolbear - Asked if the intent is to build personal homes on the two large lots?

Cheryl Perry - Asked about PERC test.

Joe Elwell - Asked about plan to build

Charles Dolbear - Questions the 60' access for lots on Wentworth Road.

David Guttadauro - Asked about when the wetlands were mapped?

Fred Perry - Asked about the 5 acre lot.

Peter Donnelly - Asked about the driveways and their future intent? Future development?

Rich Zachar - Asked about the mapping of wetlands. How is it documented?

Charles Dolbear - Asked about when mapping was done?

Frank Frazier - Asked about wetlands mapping. Inquired about wellhead protection area for the town of Wakefield, as this property is an abutter. Concerned about point head for water resource aquifer. Made reference to the Bog Daisy which exists on the property. Inquired about driveway permit for lot access on Lyford Road, which is a state road.

Dianne Smith - Asked about the mapping of the wetlands.

Rich Zachar - Asked if the whole lot was surveyed for wetlands?

Susan Marquis - Made comments on a brook on the property.

The Board discussed the application and public comments. Mr. Ward made comments about the 5 acre lot. Mr Surette asked Frank Frazier for information about the hydric soils map. Does it have a regional impact? Mr. Surette also inquired about the shared driveway access from Wentworth Rd and what the 911 address would be?

Mr. Surette made the motion for a continuation of the hearing to gain further insights. Mr. Meyer seconded. (VOTE: 5-0-0) As a result, Mr. Straz will contact Mr. Varney, who evaluated the wetlands to join the April 11 meeting. Mr. Surette will contact the Wakefield Water District about the potential subdivision impact. Mr. Berlind will look into a driveway permit for the 5 acre parcel on Lyford Rd. Discussion concluded at 8:04.

### **New Business**

The Board reviewed the amended Zoning Ordinance and raised concern about the missing word "approved" with regards to private roads in 3c. Mr. Straz will contact Mitchell Municipal Group about next steps.

**Old Business****A. Conditional Use/Event Permit**

Mr. Straz will contact Mitchell Municipal Group to schedule a meeting in conjunction with the Selectmen.

**B. Gravel Pit Inspections 2021**

Gravel Pit inspections and questions will also be on the agenda for the meeting with the Mitchell Municipal Group.

**Member Comments**

None

**Set next meeting date**

The next meeting is April 11, 2022.

**Adjournment.**

Mr. Straz adjourned the meeting at 8:12 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Comeau - Vice Chair

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Rick Surette - Selectman Rep

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Terry Ward

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John Meyer

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Gus Stratton