

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, April 11th 2022
APPROVED

Call to Order.

The meeting was called to order at 6:57 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ward present, Mr. Meyer present, Mr. Stratton present, Ms. McMenamy present, and Mr. Zachar present.

Public Present:

Rick Surette, Ed Ingalls, Bryan Berlind, Susan Marquis, Frank Frazier, Joanne Dolbear, Charles Dolbear, Peter Donnelly, Mark Stengel, Dianne Smith, Thomas Varney, Josh Thibeault, and Ed Comeau.

Welcome New Selectmen's Rep

The board welcomed Rich Zachar as the new Selectmen's representative.

Public Comments

Dianne Smith commented on a zoning ordinance flaw and presented the Board with a RSA 91-A request for documents related to the January 4, 2021 Planning Board working session.

Announcements/Correspondence/Mail

None

Review and possible approval of minutes: March 14, 2022

Mr. Ward made the motion to accept minutes as presented. Mr. Meyer seconded. (VOTE: 4-0-1)

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

The Board continued discussion on this subdivision application. Mr. Varney was present from Varney Engineering LLC and had conducted the wetland survey on the property. Members of the Board and the public asked questions about the survey process and findings. Mr. Varney detailed his process and provided context on his findings. Susan Marquis made several comments unrelated to the subject matter and complained about culvert installations along Lyford Road. There was discussion around the 5 acre lot and its driveway access and home placement. The Board discussed several action items; NHDOT driveway access off Lyford Rd., request for square footage of building area on 5 acre lot, questions about driveway access on Wentworth Road, and any comments from the Wakefield Water District. Mr. Straz made the motion to continue the hearing on May 9th. Mr. Zachar seconded. (VOTE: 6-0-0)

New Business

The Board continued to review the amended Zoning Ordinance and discussed possible actions about the missing word “approved” with regards to private roads in 3c. Mr. Straz will contact Mitchell Municipal Group about next steps.

Old Business

Mr. Straz has been in contact with the town attorney and April 28 will be the day the joint meeting occurs with the Selectmen. 5:00 pm was proposed as the meeting time and the Selectmen will confirm at their next meeting.

Member Comments

None

Set next meeting date

The next meeting is May 9, 2022.

Adjournment.

Mr. Straz adjourned the meeting at 8:06 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

Tim Straz - Chair

John Meyer - Vice Chair

Rich Zachar - Selectman Rep

Terry Ward

Kerry McMenamy

Gus Stratton