

**TOWN OF BROOKFIELD PLANNING BOARD**  
**Planning Board Meeting Minutes**  
**Monday, September 12<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. Meyer present, Mr. Ward present, Mr. Stratton present, Ms. McMenemy present, Mr. Ingalls present, and Mr. Zacher present.

Mr. Straz asked Mr. Ingalls if he would fill the open member position for this meeting. Mr. Ingalls accepted.

Public Present:  
Ed Comeau.

**Public Comments**

None

**Announcements/Correspondence/Mail**

The Board received an email for the 2022 Land Use Law Virtual Conference scheduled for October 15.

**Review and possible approval of minutes: August 8, 2022**

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

**New Business**

- Planning and Zoning Law Changes 2022 = HB 1021 & 1661  
The Board reviewed the “Changes to Planning & Zoning Laws in 2022: A Guide for Municipalities” and will discuss further at the October meeting.

**Old Business**

- Review proposed Zoning Ordinance changes  
The Board reviewed the ordinances and amended them as needed. The Board added RA-1, 3d with a note about Shed size and location. Mr. Straz made the motion to have lot access located on the 250’ of contiguous road frontage. Mr. Zacher seconded. (VOTE: 3-2-1)
- Home based businesses  
The Board reviewed Albany’s zoning and decided to amend 1b to follow their wording.

- Gravel Pit Inspections  
Mr. Meyer and Mr. Ward will schedule inspections before the next meeting.

**Member Comments**

None

**Set next meeting date**

The next meeting is October 10, 2022.

**Adjournment.**

Mr. Straz adjourned the meeting at 8:04 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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John Meyer - Vice Chair

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Rich Zachar - Selectman Rep

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Terry Ward

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Kerry McMenamy

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Gus Stratton