

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, September 11th 2023
APPROVED

Call to Order.

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Ingalls present, Mr. Ward present, Mr. Stratton present, Ms. McMenemy present, Mr. Goldberg present, and Mr. Zacher present.

Public Present:

Ed Comeau, Marilou MacLean, Joe Berry, Bill and Joan Nelson, Jennifer Murphy, and Rob Compton.

Appointment of Alternates

Mr. Straz asked Mr. Goldberg to sit in as a voting member and he accepted.

Announcements/Correspondence/Mail

Received an application for subdivision of Tax Map 5 Lot 2

Review and possible approval of minutes: August 14th, 2023

Mr. Straz made the motion to accept the minutes. Mr. Ward seconded. (VOTE: 7-0-0)

Public Hearing – Subdivision application at Stoneham and Tibbetts Hill Roads (Tax Map 4, Lot 8)

The hearing was called to order at 7:02 pm. Mr. Berry presented details of the subdivision. Mr. Straz stated that he received an email from the Code Enforcement Officer, indicating he was present for the percolation test.

Ms. MacLean provided the only public comment. She voiced her concern about the property being logged for the homesite before the subdivision application was granted. Mr. Straz confirmed, per the Subdivision Regulations, this activity should not commence before the application is approved.

The hearing was called to close at 7:10 pm. Mr. Ward made the motion to approve the application, Ms. McMenemy seconded (VOTE: 7-0-0) The Board proceeded to sign the mylar and secondary copies.

Public Comments

Mr. Nelson asked about the ZBA status for the solar hearing. Mr. Zacher read a comment from the solar installer. There was a lengthy discussion with Mr. Compton, Mr. and Mrs. Nelson, and Ms. Murphy commenting about the specific location of the solar array. They were encouraged to attend the next Selectmen meeting to voice their concerns and were invited to stay for the solar zoning discussion.

Old Business

- Master Plan
Mr. Straz will continue to build out the existing document.
- Solar Installations
Mr. Ingalls provided the Board with a proposed zoning document to review. There was discussion and the Board would like to get clarity around “non carbon sources” and whether this should be a consolidation of energy creation technologies in the zoning. Mr. Straz will inquire with the town lawyer.
- Gravel Pit Inspections
Mr. Ingalls will help to send letters to the pit owners.
- Updating Subdivision Regulations
The Board discussed and identified Article X needs an update.

New Business

- 5-acre lot minimum
Mr. Straz made a motion to determine if the Board wants to discuss this item this year. Mr. Zacher seconded. (VOTE: 6-1-0) Board members will research for the next meeting.
- 2024 budget
Mr. Straz presented the proposed budget. Mr. Ward made the motion to accept. Mr. Ingalls seconded. (VOTE: 7-0-0)

Member Comments

None

Set next meeting date

The next meeting is October 9th, 2023.

Adjournment.

Mr. Straz adjourned the meeting at 8:23 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Ingalls - Vice Chair

Rich Zacher - Selectman Rep

Terry Ward

Kerry McMenamy

Gus Stratton

Marshall Goldberg - Alternate