

**TOWN OF BROOKFIELD PLANNING BOARD**  
**Planning Board Meeting Minutes**  
**Monday, October 9<sup>th</sup> 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 excused, Mr. Stratton excused, Ms. McMenamy present, Mr. Goldberg present, and Mr. Zacher excused.

**Public Present:**

Ed Comeau, Ryan Greenhalgh, Chris Kinville, and Craig Evans

**Appointment of Alternates**

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

**Review of Subdivision Application – Tax Map 15, Lot 2**

The Board reviewed the application for completeness. Mr. Straz asked Mr. Greenhalgh to provide an email from the Code Enforcement Officer confirming the percolation test. Mr. Ingalls motioned to accept the application contingent on receiving extra copies of the application. Ms. McMenamy seconded. (VOTE: 4-0-0) A public hearing for this application will occur at the November 13 meeting. Mr. Greenhalgh delivered the extra copies later in the meeting.

**Public Comments**

- Mr. Evans brought two zoning proposals for the Board to consider:
  - Amend Section A 2a from minimum lot size of two acres to five.
  - Amend Section A 2c to add “Lots having at least 350 feet of frontage on a Class VI Road may, upon successful completion of the permit process as set forth in RSA 674:41 and Brookfield Regulations, be developed with one structure. Subdivision of lots whose sole access or frontage is on a Class VI Road shall not be permitted.”

**Announcements/Correspondence/Mail**

None

**Review and possible approval of minutes: September 11th, 2023**

Mr. Straz made the motion to accept the minutes. Mr. Ingalls seconded. (VOTE: 4-0-0)

**Old Business**

- Master Plan  
Tabled
- Solar Ordinance  
The Board reviewed the ordinance draft and discussed. Mr. Kinville made a comment that a permit should be required for any power generation.
- Gravel Pit Inspections

Mr. Ingalls will send out communications this month and schedule inspections.

- Update of Subdivision Regulations

Mr. Ingalls presented an update of Article X. Mr. Straz will bring a draft of the regulations to the November meeting for review.

- 5-acre lot minimum

The Board discussed Mr. Evans' proposal. They will continue this discussion at the November meeting.

#### **New Business**

- 2023 Planning and Zoning Legislation Changes Review

The Board reviewed the updates.

#### **Member Comments**

None

#### **Set next meeting date**

The next meeting is November 13th, 2023.

#### **Adjournment.**

Mr. Straz adjourned the meeting at 8:26 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Ingalls - Vice Chair

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Rich Zacher - Selectman Rep

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Terry Ward

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Kerry McMenamy

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Gus Stratton

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Marshall Goldberg - Alternate