

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, January 8th 2024
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 absent, Mr. Goldberg present, Mr. Surette excused, and Mr. Zacher present.

Public Present:

Ed Comeau, Chris Kinville, Craig Evans and Leigh Gage.

Appointment of Alternates

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

Public Comments

None

Announcements/Correspondence/Mail

None

Review and possible approval of minutes: December 11, 2023

Mr. Straz made the motion to accept the minutes. Mr. Ward seconded. (VOTE: 6-0-0)

New Business

- Citizen Petition Warrant Article

Mr. Straz read the recently received Citizens Petition warrant article.

Are you in favor of the adoption of the following Amendment to the Brookfield Zoning Ordinance: Add to the existing Section A 2c (page four) of the current Ordinance the following: "Lots located on Class VI Roads – Lots having at least 500 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 dwelling. The lot shall have a minimum of 217,800 square feet (five acres). Subdivision of lots whose sole access or frontage is on a Class VI Road shall not be permitted."

This article will be included in the zoning amendments for the public hearing and on the town ballot.

- Planning Board declarations of candidacy 2024

Mr. Straz detailed there are three openings with two members terms expiring. Of the three openings, two will expire in 2027 and one in 2026.

Old Business

- Gravel Pit Inspections – Reclamation Plans
Mr. Straz questioned if we are referencing the correct RSA when sending our letter about reclamation plans. The Board discussed and settled on RSA 155-E as rational. Mr. Straz will rewrite and send.
- Update of Subdivision Regulations
Mr. Straz made the motion to conduct a public hearing to accept the changes. Mr. Ingalls seconded. (VOTE: 6-0-0) The public hearing will occur in conjunction with the zoning ordinance hearing.
- Proposed Zoning Ordinances
There was a brief discussion on the solar ordinance. Mr. Straz made the motion to conduct a public hearing on January 22nd at 7:00 pm. Mr. Zacher seconded. (VOTE: 6-0-0)

Member Comments

Mr. Ward asked about the town supper sponsored by the Planning Board. Mr. Straz announced he will not continue with the Planning Board after his term expires in March.

Set next meeting date

Public hearing set for January 22, 2024. The next regular meeting is February 12, 2024.

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

Ed Ingalls - Vice Chair

Rich Zacher - Selectman Rep

Terry Ward

Kerry McMenamy

Gus Stratton

Marshall Goldberg - Alternate

Rick Surette - Alternate