

TOWN OF BROOKFIELD PLANNING BOARD

Planning Board Meeting Agenda

Monday, July 13, 2020

APPROVED

Call to Order

The meeting was called to order at 6:58.

Roll Call: Members, Alternates

Mr. Ward present, Mr. Comeau present, Mr. Straz present, Mr. Surette present, Mr. Meyer present, Peter Holland present.

Public Present:

Carter Kinville, Curtis Kinville, Kate Kinville, Chris Kinville and Rich Zacher

Appointment of Alternates per RSA 673:11, 673:12.

None

Public Comments.

None

Announcements/Correspondence/Mail.

An invoice for dues from the Strafford Regional Planning Commission was received. The Selectmen will take care of that tomorrow night.

Review and possible approval of minutes: June 8, 2020

Mr. Ward made a motion, seconded by Mr. Comeau, to accept the minutes as written. (Vote 5-0-1)

New Business

Mr. Straz said they have an inquiry about building a house on a class 6 road. The Kinville brothers have lived in Brookfield their entire life and would like to purchase property to build a house. The piece of property they are interested in is located near Moose Mountain Road and is

on a class 6 road. The property touches Moose Mountain Road but does not have 250' of road frontage. They have already been to the Selectmen and were told they could not build on that lot. The Selectman suggested for the Kinville's to go before the Planning Board to see if they would be interested in proposing a zoning change. If the Planning Board decided to develop an ordinance it would have to be voted on by the town. The Board came to a consensus that they would like to explore this further seeing how other towns have handled building on a class 6 road. Mr. Surette told the Board that the town had previously voted, sometime in the 90's, not to allow any building on class 6 roads and included a list of all the class 6 roads in town. Mr. Kinville mentioned a parcel that didn't have enough road frontage on a class 5 road but was allowed to build by permission from the Selectmen. Mr. Straz talked about adding requirements to the ordinance to allow for limited construction on class 6 roads. They discussed the landowner doing work to bring the class 6 road up to a class 5 and that it would have to be accepted by vote of the Town. The Kinville's will be on the August 10th agenda.

Mr. Comeau made a motion, seconded by Mr. Ward, to investigate the possibility of a zoning change to address building on a class 6 road. (Vote 5-0-1)

Old Business

A. Senior Housing Zoning - Review of information as collected by members (15 minutes)

Mr. Meyer researched a couple of them in Wolfeboro. One was set up like a condo association where you own your condo and pay a fee for a pool, rec area etc. The others were nursing care type facilities where apartments were rented. Mr. Comeau said the Board is trying to set up an ordinance to cover senior housing or 55 and older housing which does not exist in Brookfield now. Mr. Straz has some paperwork on how to develop senior housing. He found some zoning ordinances in other towns like Amherst, Exeter and Kensington and read some of their zoning rules.

One of the members wanted to know how this subject came up. Mr. Surette said because we have a high percentage of elderly people who have asked about the availability of senior housing. They want to stay in town. Because of the number of inquiries, the Board wanted to explore this. The Board is exploring senior housing and senior care facilities. Mr. Surette said we are looking at what would fit in Brookfield. This item will be on the next agenda and members should bring forward examples of what this would look like in Brookfield.

B. Building Codes - Discussion with Code Enforcement Officer (15 minutes)

Tabled

C. Master Plan - Review Section 2.01: The Vision for Brookfield and Master Plan Map

The Board and members of the public had a 30 minute discussion around the current Vision statement. Revisions were made and pieces eliminated. A working document will be created for the 2020 plan. Each section will be updated and distributed to members after each meeting.

Next month the Board will review 2.02: Natural Resources/ Conservation and Preservation Policies and Implementation Strategies. Mr. Straz will send an email to the Conservation Commission inviting them to participate.

Member Comments.

Mr. Surette said it was a very productive meeting. Mr. Comeau gravel pit inspection letters have been sent. Mr. Straz thanked the new members of the Board for their participation.

Set next meeting date

The next meeting will be on August 10th.

Adjournment.

Mr. Straz adjourned the meeting at 8:17

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath

Edited by Chairman Tim Straz

Tim Straz - Chairman

Terry Ward - Vice Chairman

Rick Surette - Selectman

Ed Comeau

John Meyer