

Planning Board Meeting Minutes
Town of Brookfield, NH
267 Wentworth Road
Brookfield, NH 03872

Thursday, April 19, 2018

- I. Chairman David Champy II called the meeting to order at 6:31 PM.**
- II. Roll Call: Members, Alternates, Appointment of Alternates per RSA 673:11,673:12**
 - A. Members present: Chairman David Champy II, Vice-chairman Geary Ciccarone, Ed Comeau, Dianne Smith, Tim Straz and Selectman Rick Surette.
 - B. Alternates present: (None).
 - C. Members and Alternates absent: Steven Bailey.
 - D. Members Tardy: Selectman Rick Surette.
- III. Appointment of Alternates per RSA 673:11, 673:12.**
 - A. (None).
- IV. Public Comments.**
 - A. (None).
- V. Review of Subdivision Regulations (M8 L3) as Requested by Resident Dick Wilson.**

Mr. Wilson was not present.
- VI. Review of Lot Line Adjustment Regulations as Requested by David Guttadauro.**
 - A. Mr. Guttadauro displayed a mylar that included Map 17 Lots 28 and 28B.
 - B. Mr. Guttadauro explained his intention to apply for a lot line adjustment involving the two properties.
 - C. At 6:34 PM Selectman Rick Surette was available at the planning board meeting.
 - D. Mr. Guttadauro presented his application for the lot line adjustment.
 - E. Chairman David Champy II requested the administrative assistant to make arrangements for a public hearing at the next planning board meeting.
- VII. Review of Home Based Business Regulations as Requested by Michael Tsaltas.**
 - A. Mr. Tsaltas submitted his desire to build a house on Map 10 Lot 62.
 - B. Mr. Tsaltas displayed a map of the property and explained the following-
 1. The property would be used as an owner occupied business.
 2. The business would include raised bed gardening structures.
 3. The cemetery that resides on the property would be cleaned up.
 - C. Chairman David Champy II read from the RSAs regarding the definition and regulations of agricultural uses.

VIII. Announcements/Correspondence/Mail.

- A. The latest copy of *Convene* magazine will be available in the common office.
- B. A wetlands permit application, signed by the Conservation Commission, was submitted by mail to the Planning Board. Chairman David Champy II requested that the administrative assistant file the document.

IX. Review and Possible Approval of the March 22, 2018 Meeting Minutes.

- A. A copy of the March 22, 2018 meeting minutes was distributed to Planning Board members.
- B. **Motion: Ed Comeau made a motion to accept the March 22, 2018 meeting minutes as presented.** Second: Vice-chairman Geary Ciccarone. The motion passed excepting one abstention.

X. New Business-

A. Reconsideration of Approval to Proceed with Mass Mailing of Survey.

- 1. Chairman David Champy II reported that the approved price for the publishing and mailing of the Master Plan survey had exceeded the price that was previously approved by the Planning Board.
- 2. The administrative assistant explained that the original price that was provided to the Planning Board was based the number of pages to be reproduced and disseminated. However, Click-2-Mail considers a page to be single sided.
- 3. **Motion: Dianne Smith made a motion to proceed with the most recent quote as provided by the firm to submit mailing.** Second: Rick Surette. The motion passed unanimously.
- 4. Chairman David Champy II suggested that other avenues for providing surveys to the public, such as Survey Monkey. Tim Straz volunteered to research Survey Monkey as an option.
- 5. Ed Comeau made the following suggestions-
 - a. That notification be on the website.
 - b. A request to the public to fill out the survey be placed on the bulletin board.
 - c. That copies of the survey be placed in the Town Clerk's office.

XI. Old Business-

(None).

XII. Public Comments.

- A. Selectman Rich Zacher request to be placed on the Planning Board's email mailing list.
- B. David Guttadauro suggested that a forward thinking approach was needed in order to reduce taxes. He suggested that merging with bordering towns may be one approach to spreading the tax burden in a fairer manner.
- C. Geary Ciccarone pointed out that the bulk of taxes is the result of public school expenses.

XIII. Member Comments.

- A. **Motion: Ed Comeau made a motion for last year's and this year's unpaid invoices for the NH Planning and Land Use Regulation books, of thirty dollars twenty-five cents and twenty-eight dollars respectively, be paid.** Second: Dianne Smith. The motion passed

unanimously. Chairman David Champy II requested that the administrative assistant submit the invoices to the Treasurer.

- B. Selectman Rich Zacher suggested that the Rules of Procedure should reflect the change for postings to be placed on one bulletin board.
- C. Chairman David Champy II suggested that the following topics of discussion should be considered in the future-
 - 1. The consideration of RVs being allowed on properties.
 - 2. The consideration of cabins on properties for overnight stays.
 - 3. The regulation of agri-tourism.

XIV. Adjournment

At 8:17 PM the Planning Board meeting was adjourned.

Respectfully submitted by
George Nick, Administrative Assistant.

_____ Date 5/17/18