

TOWN OF BROOKFIELD PLANNING BOARD
Planning Board Meeting Minutes
Monday, January 24th 2022
APPROVED

Call to Order.

The meeting was called to order at 7:00 PM

Roll Call: Members, Alternates.

Mr. Straz present, Mr. Comeau present, Mr. Ward present, Mr. Meyer present, Mr. Stratton present and Mr. Surette excused.

Public Present:

Rich Zachar, Craig Evans, Ed Ingalls, Amanda Peirce, Dick Peckham, Diana Peckham, Virginia McGinley, Pete Colgan, and Ray Dodier

Public Hearing - Citizens Petition Warrant Article per RSA 675:4 - Called to order at 7:01.

- **By petition of 25 or more eligible voters of the Town of Brookfield, NH to see if the town will amend Article II A.3. of the Town Zoning Ordinance to include the following paragraph: For all lots that are less than two acres in area included in the Cedar Park subdivision as defined by the plan of record recorded on July 9, 1962, at Carroll County Registry of Deeds, Book 6 page 68, the setback of structures shall be 15 feet or greater from the side and rear lot lines.**

Mr. Straz read the amendment aloud. Amanda Pierce stated the rationale is to provide relief for landowners in the Cedar Park subdivision, as the lots are all under two acres. Rich Zachar spoke on behalf of the Building/Code Enforcement Officer (Nick Angelo) stating support for the warrant article. Dick Peckham, Peter Colgan, Ray Dodier, Virginia McGinley, and Craig Evans also spoke in favor of the article.

- **Closed Hearing at 7:10**
- **Board discussion**

Mr. Straz identified two conditions where the warrant article could create confusion. For lots abutting Churchill Brook, would they need to adhere to wetland setbacks? Would corner lots require a 50' setback from the right of way as stated in the current zoning? The Board discussed these items and confirmed the Citizens Petition Warrant Article would be on the town ballot in March.

- **Board vote**

Mr. Straz made the motion to approve of the petitioned amendment as presented. Mr. Comeau seconded. (VOTE: 3-2-0)

Set next meeting date

The next meeting is February 14, 2022.

Adjournment.

Mr. Straz adjourned the meeting at 7:26 PM

Respectfully submitted for approval at the next Planning Board meeting,

Tim Straz - Chair

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Ed Comeau - Vice Chair

Rick Surette - Selectman Rep

Terry Ward

John Meyer

Gus Stratton