



**TOWN OF BROOKFIELD  
OFFICE OF THE PLANNING BOARD  
6 Central Street  
Brookfield, MA 01506**

**Minutes  
Wednesday, January 2, 2008  
Town Hall**

**Members Present:** Bruce Clarke  
Kermit Eaton  
Daniel Leahy  
Mary T. O'Connell

**Absent:** Sharon Mahoney

The meeting was called to order at 6:30 p.m.

**Ms. Chisolm, 19 Pine Lane: Division of a non-confirming lot**

Ms. Chisolm presented a lot plan to the Planning Board with intentions of dividing the lot so she can sell one of the properties. The current lot has two residences.

Ms. O'Connell stated that she should probably seek legal advice since Planning Board action might not be necessary.

Ms. O'Connell asked if any of the Board members had any questions. None were asked.

Ms. O'Connell informed Ms. Chisolm that most of the information would be available on line, and she might be able to do most of the research herself at no cost.

Mr. Michael Loin from Bertin Engineering was present at the meeting and commented that knowing the dates when the deeds were created would be beneficial.

**Quayside Shores Condo Development for Information on Special Permit**

Present representing the Condo Development were: Mr. Michael Loin of Bertin Engineering, Mr. [REDACTED] Construction, Mr. Clifford Fontaine, President Quayside Shores Condo Association.

Plans were dropped of and given to the Town Clerk, along with two checks for an application for a special permit to build an additional 50 condo units at Quayside Shores.

Ms. O'Connell informed Mr. Loin that the Town of Brookfield has a consulting engineer Mr. John Scannell who will review the plans, and that the applicant pays the fees. The original sub-division was approved in 1987, the Board will request the fees from the applicant for Town Counsel Ms. Patricia Cantor Esq., Kopelman & Paige to review the plans to see if there are any legal issues to consider. Mr. Scannell will be asked for an engineering review estimate.

The Board reviewed the application package. The check for the special permit application was incorrect and returned because an old form was used with the old application fee rate. There was a price increase in June 2006, for a special permit. A 2<sup>nd</sup> check for postage was returned since it had been made out to the Town of Brookfield. Ms. O'Connell informed Mr. Loin that the check needs to be made out to the Postmaster. The Planning Board will advise Mr. Loin of Bertin Engineering the cost for review of the plans. The applicant was also asked to provide the green address cards for certified mail for abutters.

JAN. 2

Ms. O'Connell said a public hearing will need to be held and that could possibly be on March 5<sup>th</sup>, 2008.

Mr. Loin asked if the the Planning Board had a copy of the prior approval. Ms. O'Connell found the paperwork which stated the Planning Board was not satisfied but approved the plan. Mr. Loin then gave a brief overview for the Planning Board members showing where the units would be built, parking area, and gazebo area.

Mr. Clarke asked if the water drainage was addressed. Mr. Loin stated that was done and was part of the submission and that the plans included a pre treatment area and that the project would not touch the 100' buffer zone next to the lake. Ground water analysis had also been done.

Mr. Loin said a meeting had been held with the abutters informing them of the development and there were no complaints.

Mr. Andrew Butler resident of the town was present.

Ms. O'Connell will follow up with legal counsel, Ms. Stawski clerk for the Planning Board will send the package to Mr. John Scannell the consulting engineer for review.

**Old Business:**

**O'Clair Property 13 Quaboag St, Sp. Permit for small business**

The Planning Board is waiting for an estimate from the town's consulting engineer Mr. John Scannell.

Ms. O'Connell asked Ms. Stawski to prepare the payroll voucher for the Planning Board members for our next meeting.

Ms. O'Connell suggested that the Planning Board should consider some zoning changes, including open space residential development, the pork chop lots, regulations on the flood plain, and wind tower by-law. This could be done all at the same time.

Correspondence: Board members were informed of all public hearings from surrounding towns, given a copy of the letter that Mr. Jeff Taylor wrote to the State on flood grants.

Motion made to adjourn the meeting by Mr. Leahy, 2<sup>nd</sup> by Mr. Clarke, all in favor.  
The meeting was adjourned at 7:26 pm.

Respectfully Submitted,

Diane Stawski  
Clerk for the Planning Board

Minutes approved: REVISED 8/7/07